

Twin Falls, Idaho
REGULAR JULY MEETING
July 1, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of June 28.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of BOARD OF EQUALIZATION

Commissioner Johnson made a MOTION to leave the Board of County Commissioners and convene as Board of Equalization. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Commissioner Hall swore in all parties giving testimony. Commissioner Hall swore in Assessor Bradford Wills, Appraisal Dept. Supervisor Brandon Saueressig, Appraiser Garin Evans and Appellants Zandra McArthur, Kevin Sandau and Michelle Sandau.

Safe Harbor – RPT000211520070A

Safe Harbor – Zandra McArthur spoke with the Board and asked for reconsideration due to her son being hospitalized so she was unable to complete the form as requested. Ms. McArthur noted that the form was signed, just not filled out.

Assessor Brad Wills noted that the property was previously exempt and they have no value assigned currently.

Commissioner Reinke clarified what services were provided by Safe Harbor. Commissioner Johnson asked if they were previously exempt. Ms. McArthur stated they were previously exempt.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by Monday July 8th at 5:00 p.m. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Glenhaven Home – RPT00010540020A

Kevin Sandau, Director spoke with the Board. Mr. Sandau noted the home is used for Safe and Sober Housing. The Home is non-profit to meet a local need; however, the home is not a non-profit through the state. Mr. Sandau provided the financial report and the services provided by Glenhaven Home.

Commissioner Hall clarified that Mr. Sandau is requesting an exemption under Idaho Code 63-602 (AA) Exceptional Situations.

Assessor Brad Wills noted that they have no information to add as this is an application for an exemption.

Commissioner Johnson asked why the business was not listed as a non-profit. Mr. Sandau reviewed the history and reason for non-profit. Mr. Sandau noted they do not have a specific program that they provide to the residents. Mr. Sandau also reviewed the requirements to be a resident. There was further discussion among the Applicant and Board regarding the exemption and status of the non-profit.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Harold Waters – RPT5201000001F

Did not show for hearing.

Safe Harbor – RPT00011520070A

Commissioner Johnson noted that the organization has received the exemption in the past and recommended approval due to the extenuating circumstances. Commissioner Hall concurred with Commissioner Johnson.

Commissioner Johnson made a MOTION to approve the exemption for Safe Harbor under IC 63-602 (C). Commissioner Reinke SECONDED. Motion Passed Unanimously.

Glenhaven Home – RPT00010540020A

Commissioner Johnson noted that because of the service provided to the community he was willing to look at an exemption for this year to try and get on track for next year. Commissioner Reinke stated he was in agreement. This would give Mr. Sandau an opportunity to look at future options. Commissioner Hall noted that he felt the same but it would be a challenge to look at it the same next year. There was discussion regarding Mr. Sandau being a county employee. Commissioner Johnson stated that he felt there was no impact on his decision. Commissioner Hall noted he does know Mr. Sandau and the service that he is providing to the Community. There was further discussion regarding a full or partial exemption.

Commissioner Johnson made a MOTION to set the value for Glenhaven Home at \$52,000.00 under IC 63-602 (AA). Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the exemption will help Mr. Sandau for this year. Motion Passed Unanimously.

Commissioners left the Board of Equalization at 10:00 a.m. and reconvened as Board of County Commissioners.

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Reinke made a MOTION to approve the consent agenda. Commissioner Johnson SECONDED. Discussion Commissioner Reinke reviewed the items in the consent agenda to include a status sheet for the Safe House and alcohol license numbers 2020-175 Magic Town Center, 2020-176 Slice, 2020-177 Chihauajalix Mexican Restaurant and 2020-178 Blu and a catering permit for the Iron Horse Saloon at Murtaugh Lake on July 12 – 14. Motion Passed Unanimously.

In the Matter of CONTRACTS

Commissioners considered a property lease agreement with Randon Lawrence.

Commissioner Johnson made a MOTION to approve the property lease agreement with Randon Lawrence for \$100.00 per month. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the contract was for a parking lot at 252 2nd Ave. North Twin Falls. Commissioner Hall noted that this person utilizes the parking lot for his business so it is appropriate to charge for the rental. Motion Passed Unanimously.

In the Matter of BOARD OF EQUALIZATION

Commissioner Reinke made a MOTION to leave the Board of County Commissioners and reconvene as the Board of Equalization at 10:05 a.m. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Jerry Feltman – RPT19010020200A

Commissioner Hall swore in Jerry Feltman. Assessor Brad Wills and Appraisal Dept. Supervisor Brandon Saueressig were previously sworn in.

Commissioner Hall noted that the Appellant may be applying for an exemption under IC 63-602 (X) Casualty Loss.

Mr. Feltman noted that he was not opposing the taxes, but felt that due to the fire the value on the house was not there. Mr. Feltman stated that the insurance on the house has almost settled and he intends to sell the property.

Assessor Brad Wills reviewed the property and the exemption being applied for by Mr. Feltman. Mr. Wills noted that the property was valued as of January 1, 2019. The loss occurred in May. Mr. Wills reviewed the casualty loss portion of the exemption and felt that as the property had insurance, the property owner may not have a casualty loss. Mr. Saueressig reviewed the process that the Appraiser used to value the property. Mr. Saueressig stated that the Assessor's understanding of a casualty loss would be value not covered by insurance.

Mr. Feltman stated the house was insured for \$154,000.00 and the insurance may settle for \$111,000.00.

Commissioner Hall noted that he would like to speak with legal and get some clarification on the casualty exemption. County Attorney Eric Krenning recommended a proration of the value based upon the date of loss.

Commissioner Johnson made a MOTION to set the value of the property at \$42,000.00 as per IC 63-602 (X). Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that as per state code 63-602 (X), the property value was prorated for 2019 due to the casualty loss. Motion Passed Unanimously.

Commissioner Hall swore in Guy Tolman, Appraiser, Appellants Wendell Parsons and Donna Bursik did not attend the hearing. Mr. Parsons had previously requested over the phone that the Board consider his request to lower the property value. Assessor Brad Wills and Appraisal Dept. Supervisor Brandon Saueressig were previously sworn in.

Wendell Parsons – RPB7361062010A

Mr. Parsons did not show for hearing, but he did call earlier and requested that the Board consider his request. Appraiser Guy Tolman reviewed the process he used to re-assess the property.

Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Commissioner Johnson made a MOTION to uphold the value on parcel RPB7361062010A as set by the Assessor in the amount of \$151,256.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the Appellant did not show to provide any information to change the Assessor's value. Commissioner Hall noted the Board did spend some time reviewing the information provided and the process used by the Assessor to value the property. Motion Passed Unanimously.

Donna Bursik – RPT06360180140A

Commissioner Hall swore in Appraiser Gary Beeson.

Appellant Donna Bursik did not show for hearing.

Mr. Beeson noted that he was unable to inspect the inside of the home and adjustments were made based upon other homes in the area. The property value was decreased from the initial value of \$321,200.00 to \$303,599.00.

Commissioner Johnson made a MOTION to uphold the value on parcel #RPT06360180140A as set by the Assessor in the amount of \$303,599.00. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that the information presented by the Assessor appeared

correct and the Appellant did not appear to challenge that information. Commissioner Johnson noted that the Appellant requested a value of \$300,000.00 and the updated value was set at \$303,599.00. Motion Passed Unanimously.

Commissioner Hall swore in Appraiser Jim Nutting

Franklin Zimring Trust – RPT0481000037A, RPT4261000001C, RPT10210020060A, RPT2081002002A and RPT09810040020A

Appellant did not show for hearing.

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT0481000037A in the amount of \$86,823.00. Commissioner Reinke SECONDED. Discussion Commissioner Reinke noted that the Appellant still can appeal to the State Board of Tax Appeals. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT4261000001C in the amount of \$152,055.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT10210020060A in the amount of \$194,781.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the value set by the Appraiser was less than the value provided by the Appellant. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT2081002002AA in the amount of \$23,004.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT09810040020A in the amount of \$161,085.00.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the Appellant did not show to provide any information to change the value set by the Assessor. Motion Passed Unanimously.

Donald Obritsch – RPOB7910010040A

Donald Obritsch participated via conference call.

Commissioner Hall swore in Appellant Donald Obritsch

Donald Obritsch spoke with the Board and noted that he provided his sale document from September 2018 that showed he purchased parcel #RPOB7910010040A for \$370,000.00.

Brad Wills reviewed the process used by the Assessor's Office to value the property.

Gary Beeson, Appraiser noted that he did speak with Mr. Obritsch and based upon their conversation Mr. Beeson recommended Mr. Obritsch appeal.

Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Brad Wills noted that the property purchase amount does not necessarily match the value as set by the Assessor.

Mr. Obritsch noted that he would be willing to split the difference with the Assessor but would leave the decision with the Board.

There was discussion among the group regarding the property value over the last 5 years and previous changes in value.

Commissioner Reinke made a MOTION to take the information for parcel #RPOB7910010040A under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Donald Obritsch - RPOB7910010050A

Mr. Obritsch noted that he purchased parcel #RPOB7910010050 in November for \$41,000.00 and felt that was a fair value.

Brandon Saueressig, Appraisal Department Supervisor reviewed the process used by the Assessor's Office to value the property.

Mr. Obritsch noted that he was unable to provide any other sales information.

Commissioner Johnson made a MOTION to take the information for parcel #RPOB7910010050A under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Thomas Forney – RPT0001109001AA and RPT5201000003BA

Thomas Forney participated via conference call.

Commissioner Hall swore in Appellant Thomas Forney. Assessor's Office personnel were previously sworn in.

Thomas Forney – RPT0001109001AA

Thomas Forney reviewed the property with the Board which he purchased approximately 4.5 years ago. Mr. Forney reviewed the condition of the property and stated it needs significant improvements. Mr. Forney noted that the property is not able to produce enough income to allow for the improvements and that the location of the property was outside the redevelopment area.

Garin Evans, Appraiser reviewed the property and the process used to value the property. Mr. Evans noted he did a physical inspection of the property on June 19, 2019 and observed that only about 30% of the property was occupied.

Mr. Forney noted that Mr. Evans provided a good presentation of the property and stated that the truck traffic in the area was a deterrent to occupation of the property. Mr. Forney noted the maintenance costs are high and tenancy rates are low for the property.

Commissioner Johnson noted that the property value has decreased over the last 2 years. Commissioner Hall acknowledged that the roadway around the property is being utilized as a type of truck route.

Mr. Forney stated that his intent was to improve the property but was unable to due to costs.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Discussion Commissioner Reinke thanked Mr. Forney for trying to invest in the area. Motion Passed Unanimously.

Thomas Forney – RPT520100003BA

Thomas Forney reviewed the property with the Board. Mr. Forney noted that the surrounding properties are abandoned and in need of repair and the entire area is run down. The property does not attract tenants due to the area. Rehabilitation costs are high and they are unable to raise the costs to tenants to cover the necessary repairs. Mr. Forney reviewed the items needing repair.

Garin Evans, Appraiser noted that he did a physical inspection on June 19, 2019 and reviewed the condition of the property and the process used to value the property with the Board.

Mr. Forney felt that Mr. Evans had presented the property correctly. Mr. Forney stated that the property needs restored and that would help to attract tenants. Mr. Forney noted that he would like to partner with the City and County in making the properties viable and there were a lot of improvements that he would like to make.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Lindsey Altom – RPT05560010130A

Commissioner Hall swore in Appellant Lindsey Altom.

Mr. Altom reviewed the information he provided to the Board and stated that he felt there was an issue with the lot line and easements which should be reflected in his value. Mr. Alton noted that the property was purchased for \$285,000.00 through a private sale.

Assessor Brad Wills noted that the property sale was within the 10% of assessed value as allowed by code.

Guy Tolman, Appraiser reviewed the property and the process he used to value the property.

Brandon Saueressig, Appraisal Department Supervisor, noted that until they are notified by the Recorder's Office that lot line adjustments have been filed properly, they are unable to make them on the Assessor's end. Mr. Saueressig reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Mr. Altom stated that he felt the lot line issue would affect his ability to sell the property for the price he purchased the property for. Mr. Altom stated he did know about the lot line issue when he purchased the property but was under the impression that the neighbor would not be a problem with regards to the correction. Mr. Altom stated that due to laws regarding easements, he is unable to build a shed like the rest of his neighbors which impacts his value.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Donald Obritsch – RPOB7910010040A

Commissioner Reinke made a MOTION to uphold the value as set by the Assessor on parcel #RPOB7910010040A in the amount of \$437,148.00. Commissioner Johnson SECONDED. Discussion Commissioner Johnson noted that it appeared that Mr. Obritsch got a good deal on the property and felt the assessed value was appropriate. Motion Passed Unanimously.

Donald Obritsch – RPOB7910010050A

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel # RPOB7910010050A in the amount of \$50,045.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Jeffery Fitzpatrick – RPT6041000004CA

Commissioner Hall swore in Appellant Jeffery Fitzpatrick and Appraiser Derek James.

Jeffrey Fitzpatrick noted that he felt the property value increase of almost \$50,000.00 in three years was inappropriate. Mr. Fitzpatrick noted that the property has access problems, needs a new roof and felt the value was higher than he could sell it for.

Assessor Brad Wills noted that while he understands being on a fixed budget, his office is tasked with valuing properties based upon market value and market values have increased.

Derek James, Appraiser stated that he inspected the property and did see issues with the property and the need for a new roof. Mr. James stated that he made adjustments to the value based upon the issues he observed during his inspection.

Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig noted that value is set by square footage not bedroom count as Mr. Fitzpatrick discussed.

Jeffery Fitzpatrick noted that his property value has increased every year for the last 5 years and asked for a break. Mr. Fitzpatrick stated that the circuit breaker is not increasing and he has to pay the difference in the amount that is not covered by the circuit breaker. Mr. Fitzpatrick stated he felt the value from 2018 would be fairer.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Thomas Forney – RPT520100003BA

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RP520100003BA in the amount of \$348,377.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Thomas Forney – RPT0001109001AA

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RP0001109001AA in the amount of \$255,221.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that while the Board would like to reduce the value, it appears the Assessor has decreased it appropriately. Motion Passed Unanimously.

Lindsey Altom – RPT05560010130A

Commissioner Reinke made a MOTION to uphold the value as set by the Assessor on parcel #RP05560010130A in the amount of \$295,275.00. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that he felt the value set by the Assessor was appropriate. Motion Passed Unanimously.

Jeffery Fitzpatrick – RPT6041000004C

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPT6041000004C and revert the value back to the 2018 value in the amount of \$137,577.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the property is in a depressed area. Commissioner Reinke noted that the property condition is so poor that he doubted the property could be sold for the 2018 value. Commissioner Hall stated that he felt that the increase over the last 5 years was inappropriate. Motion Passed Unanimously.

Rona Ariel – RPT58210020050A

Did not show for hearing.

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT58210020050A in the amount of \$103,146.00. Commissioner Johnson SECONDED. Discussion Commissioner Hall noted that the Assessor updated the value which appears fair. Motion Passed Unanimously.

Commissioner Hall swore in all parties giving testimony; Appellants Lance Lebaron and Edward Fuchs and Andrew Humphries Appraiser. Derek James Appraiser, Assessor Brad Wills and Appraisal Dept. Supervisor Brandon Saueressig were previously sworn in.

Edward Fuchs – RPT25410030010A

Edward Fuchs provided a packet of information to the Board and Mr. Fuchs reviewed that information in the packet to include comparable properties. Mr. Fuchs noted that the property value increased after the Assessor's office reappraised the property. Mr. Fuchs reviewed the items that had changed since he purchased the property. Mr. Fuchs stated that there were several items that needed upgraded to make the property worth the assessed value.

Assessor Brad Wills reviewed the process used by the Assessor's Office to value properties in Twin Falls County. Appraiser Derek James noted that he inspected the property and acknowledged the dated interior but felt the condition of the property was good and didn't warrant an adjustment for condition. Mr. James reviewed the process he used to value the Appellants property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig noted that the property is automatically adjusted for age which takes into account the dated interior.

Mr. Fuchs stated that upgrading a kitchen would cost \$20,000.00 to \$30,000.00 and a bathroom would cost \$10,000.00 which would impact the amount he could sell the property for. Mr. Fuchs noted that he could not sell the land without the house and he felt the value set by the Assessor was incorrect.

Commissioner Johnson noted that land values have increased. Commissioner Johnson also noted that he felt that the dated interior did not appear to have been depreciated. Mr. Saueressig reviewed the process used to depreciate dated interiors and stated that he felt the 23% depreciation for age was appropriate.

Commissioner Reinke questioned the land value changes. Assessor Brad Wills reviewed the process used to update land values. Commissioner Hall stated that he felt the Appraiser was a bit low on his estimate of the cost to remodel a kitchen or bath.

Mr. Fuchs stated that there were not bare land sales to compare to his and felt it was over-valued for his location.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

L&A Properties, LLC, Lance Lebaron – RPT0001159007AA

Assessor Brad Wills stated that he does have a close relationship with the Appellant Lance Lebaron but did not have any business ties. Mr. Wills did not feel the relationship affected the appraisal. Mr. Lebaron noted that he did not have any concerns of a conflict.

Lance Lebaron stated that he purchased the property for \$565,000.00 which was leased at the time. He stated that he felt that the property was not worth \$570,000.00 without the lease. Mr. Lebaron stated that the property leasee is paying the taxes and he was concerned that he would lose the lease if he has to increase the property rent. Mr. Lebaron felt the assessment increase was excessive.

Brad Wills, Assessor reviewed the process the Assessor's Office uses to appraise property in Twin Falls County. Appraiser Andrew Humphries reviewed the property and the process he used to value the Appellants property. Mr. Humphries stated that he was unable to do an inspection of the property due to time constraints so he did not make any changes to the previous Appraiser's report.

Mr. Lebaron noted that the property is run down and in a less desirable area. Mr. Lebaron felt that his sale price was used against him and he felt the value should be determined without the lease in place.

Commissioner Johnson noted that the one-year increase was high and questioned how it increased so much. Mr. Humphries stated they did not value the property based upon the lease of the property. Mr. Humphries noted there were some changes in the new costing manual used by the Assessor's Office and the condition of the property was previously changed from fair to average in November 2018. Without being able to physically inspect the property Mr. Humphries was unable to change the condition. Mr. Lebaron stated he would be available if Mr. Humphries would come out and inspect the property.

Commissioner Reinke made a MOTION to table the parcel #RPT0001159007AA pending further inspection of the property to make a final decision by 5:00 p.m. Monday July 8th. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Martin Hoffman – RPT05620040120A

Commissioner Hall swore in all parties giving testimony. Appellants Martin and Carol Hoffman and Judy Kupitz and Sandie Hemingway were sworn in. Appraisal Dept. Supervisor Brandon Saueressig, Appraiser Andrew Humphries and Assessor Brad Wills were previously sworn in.

Martin Hoffman stated they have been in the home since 2001 and the property value has increased substantially in the last 2 years. Mr. Hoffman noted the house is over 50 years old and traffic around the home has significantly increased. Mr. Hoffman reviewed the condition of his property with the Board. Mr. Hoffman stated they attempted to sell the property two years ago with no offers due to concerns with the location and traffic.

Assessor Brad Wills reviewed the process his office uses to value property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig noted that the Appraiser visited

the property in May of 2018 when an internal inspection was done so the property was not re-inspected with the appeal. Mr. Saueressig stated that he did review the sales comparables in the area based upon the traffic concern but felt the value was appropriate.

Mr. Hoffman stated that he felt that some properties should be dealt with on an individual basis rather than using the mass appraisal process. The location of the property along with not having city water was a deterrent to selling as well as the height of the ceiling in the basement.

Commissioner Johnson questioned the increase of \$100,000.00 in value over the last 3 years. Commissioner Hall noted that the location of the property and the valuation was difficult due to a lack of sales.

Mr. Hoffman thanked the Board for the consideration and expressed concern about the affect the property value increase has on citizens on low income.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Sandie Hemingway – RPT40010050020A and RPT1590001007AA

Commissioner Johnson recused himself from the appeal due to his relationship and his daughter's relationship with Hemingway's Happy Hounds. Commissioner Hall noted he does business with Hemingway's Happy Hounds and his daughter does have an application in for employment but is not currently employed with them.

RPT40010050020A

Sandie Hemingway stated that she did not feel like she had adequate time to prepare for the hearing and wanted that information noted for the record. Ms. Hemingway stated that she requested a change in hearing date but was denied that request. Ms. Hemingway provided and reviewed a packet of information with comparable properties with the Board. Ms. Kupitz noted that the comparable properties provided by the Appellant were in the area of the subject property. Ms. Kupitz stated that the duplexes that are in the area should have an impact on the assessment.

Assessor Brad Wills reviewed the process used by the Assessor's Office to value properties.

Derek James, Appraiser reviewed the process he used to assess the property and noted that there was an adjustment made to the assessment based upon his inspection done on June 26, 2019. Brandon Saueressig, Appraisal Department Supervisor, noted that the property has been appealed multiple times over the last several years. Mr. Saueressig stated that the property was rebuilt after a fire which gave it a newer value than other properties in the area. With the new inspection adjustments that had been made on previous assessments were removed. Mr. Saueressig reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Ms. Hemingway stated that the properties she listed for comparables are similar in size. The foundation of the property is original to the property and she felt the increase was unwarranted.

Ms. Hemingway stated that in the future the Assessor would not be allowed inside any of the properties that she owns as it only resulted in an increase in value. Ms. Hemingway stated that had she been allowed more time for the hearing she could have found more comparable sales.

Commissioner Reinke questioned the increase in value from 2017 to 2019. Appraisal Dept. Supervisor Brandon Saueressig reviewed the increases with the Board. Commissioner Hall questioned the value of the property based upon size. Assessor Brad Wills noted that the value of the property was adjusted based upon size.

Ms. Hemingway questioned the increase and felt she was penalized for appealing two years ago. Commissioner Hall clarified the increase process as he understood it. There was discussion regarding the increase in value of properties in Twin Falls.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Hall SECONDED. Motion Passed Unanimously. (Johnson abstained)

RPT1590001007AA

Sandie Hemingway provided and reviewed a packet of information with comparable properties. Ms. Hemingway stated that the items used to increase the property value were in place for several years and did not account for the increase in value. Ms. Kupitz stated there have been no updates to the property since it was built 15 years ago. Ms. Hemingway reviewed the comparables that she provided.

Assessor Brad Wills reviewed the process used to value the property based upon market changes.

Appraiser Andrew Humphries reviewed the property and the process he used to value the property. Mr. Humphries noted that he was allowed into the property. Mr. Humphries noted that the previous Appraiser had approximated the size of the concrete and the new technology that the Assessor's office utilizes it allows for better measurements. Mr. Humphries reviewed the previous assessments with the Board.

Ms. Kupitz stated the canopy and shed were visible from all directions and expressed concern that those items were not previously captured. Ms. Hemingway stated that the property is visible from all directions. Ms. Hemingway requested the record be preserved for a State appeal.

Commissioner Reinke questioned the comparables used by the Assessor's Office. Mr. Saueressig reviewed the process used by the Assessor's office to value commercial property. Assessor Brad Wills stated that his inspectors did not previously inspect the property as the property owner declined a reinspection. Ms. Kupitz stated that the property could be seen from outside the property lines. Mr. Saueressig reviewed the National Cost Manual and how the Assessor's Office applies that manual in valuing properties in Twin Falls County. Commissioner Hall questioned the value that was placed on the accessory buildings. Mr. Humphries reviewed the appraisal and the accessory buildings and how they were assessed.

Ms. Hemingway reviewed the property used for a comparable in 2017. Ms. Hemingway stated she felt it was an unfair comparable.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Hall SECONDED. Motion Passed Unanimously. (Johnson abstained)

Commissioners left the Board of Equalization and reconvened as Board of County Commissioners at 8:30 p.m.

There being no further business, the Board recessed until 8:00 a.m., July 2, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 2, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 1.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of COMMISSIONER PROCEEDINGS

Commissioner Johnson made a MOTION to go into executive session at 9:00 a.m. pursuant to Idaho Code §74-206 (D) records exempt from disclosure - hospital care, medical records. Commissioner Reinke SECONDED. Motion passed after roll call vote. (Hall yes, Johnson yes, Reinke yes)

Commissioners returned to regular session at 9:30 a.m.

In the Matter of INDIGENT

Commissioners considered County Assistance applications.

Commissioner Reinke made a MOTION to approve case numbers 104089, 104062 and 104064. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial due to no interview; missing documents. Motion Failed Unanimously.

Commissioner Johnson made a MOTION to approve case number 103580 and pay as per IMR. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the client is deceased. Motion Passed Unanimously.

Commissioner Reinke made a MOTION to remove from suspension and approve case number 103898 and combine pay back with previous cases. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that this person was approved Medicaid but it did not cover all of the dates of service. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to remove from suspension and approve case number 103998 and combine payback with previous cases. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Commissioner Reinke made a MOTION to approve case number 104060 with a \$25.00 per month pay back and 50% of future tax refunds. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to approve case number 104072. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended denial as the County is not the last resource; approved Medicaid. Motion Failed Unanimously.

Commissioner Reinke made a MOTION to approve case number 104109 for the affixed costs for dates of service 2.15 – 2.19. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended approval for the mental hold. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to approve case number 104110 for the affixed costs for dates of service 6.5 – 6.9. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended approval for the court affixed costs for a mental hold. Motion Passed Unanimously.

Commissioner Reinke made a MOTION to approve case number 103983 with a \$25.00 per month pay back and 50% of future tax refunds. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to approve case number 104058. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended denial as this person withdrew his application; no interview; missing documents. Motion Failed Unanimously.

Commissioner Reinke made a MOTION to approve case number 104061. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial due to no interview; missing documents and missing medical records as per IC §31-3504 (5). Motion Failed Unanimously.

Commissioner Johnson made a MOTION to approve case number 103489 and pay as per IMR. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the client is deceased. Motion Passed Unanimously.

Commissioner Reinke made a MOTION to approve case number 104054. Commissioner Johnson SECONDED. Discussion Commissioner Johnson recommended denial as it appears that the applicant is not a resident of Twin Falls County; appears to be a resident of Ada County. Motion Failed Unanimously.

Commissioner Johnson made a MOTION to approve case number 104065. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended denial as the applicant was not medically indigent. Motion Failed Unanimously.

Commissioner Reinke made a MOTION to approve the offer made on case number 102575. Commissioner Johnson SECONDED. Discussion Commissioner Johnson recommended denial as the offer is substantially lower than what is owed to the County and there are ample resources from the sale of the property to pay the County in full. Motion Failed Unanimously.

Commissioner Johnson made a MOTION to approve the offer made on case number 102593. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended denial as the offer is substantially lower than what is owed to the County and there are ample resources from the sale of the property to pay the County in full. Motion Failed Unanimously.

Commissioner Reinke made a MOTION to approve the offer made on case number 103229. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial as the offer is substantially lower than what is owed to the County and there are ample resources from the sale of the property to pay the County in full. Motion Failed Unanimously.

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Johnson made a MOTION to approve the consent agenda. Commissioner Hall SECONDED. Discussion Commissioner Johnson reviewed the items in the consent agenda to include an employee requisition for the Clerk and alcohol license numbers 2020-179 Pizza Planet, 2020-180 Nueva Esperanza, 2020-181 Guppies Hot Rod Grille, 2020-182 Snyder Winery. Motion Passed Unanimously. (Reinke absent)

Commissioner Johnson made a MOTION to leave Board of County Commissioners and convene as the Board of Equalization at 10:30 a.m. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Tom and Joan Parnell – RPT4192000010A, RPT4192000020A, RPT4192000030A, RPT4192000040A, RPT4192000050A and RPT4192000060A

RPT4192000010A

Commissioner Hall swore in all parties giving testimony to include Appellants Joan Parnell, Tom Parnell, Assessor Brad Wills, Appraisal Dept Supervisor Brandon Saueressig and Appraiser Marissa McClurg.

Appellant Tom Parnell provided a packet of information and reviewed the information with the Board. Mr. Parnell expressed concern that taxing districts are increasing spending. Mr. Parnell noted the packet included comparable properties by square footage at \$1.20 which include amenities that his rentals do not. Mr. Parnell stated that he felt his homes should be valued at \$1.15 per square foot.

Assessor Brad Wills reviewed the process his office uses to determine market value. Appraiser Marissa McClurg reviewed the process she used to value the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Mr. Parnell stated that he would accept the Assessor's adjusted value in the amount of \$66,186.00.

RPT4192000020A

Tom Parnell reviewed the property and comparable sales and requested the value be set at \$231,500.00 based upon the \$1.15 per square footage value that he estimated the property value.

Appraiser Marissa McClurg reviewed the process used and adjustments made during her assessment of the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Mr. Parnell noted that the comparable sales he found were closer to his properties. Mr. Parnell stated that he is a landlord and the properties are a business and that the amount of taxes is too high based upon the income he receives.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPT4192000030A

Mr. Parnell reviewed the property and the increases with the Board. Mr. Parnell stated that with his figures he values the property at \$288,098.00.

Appraiser Marissa McClurg reviewed the process she used to value the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig stated that the Assessor's Office does not use a square footage calculation on appraisals.

Mr. Parnell requested the value of the property be lowered based upon his comparable sales and be valued at \$288,098.00.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

RPT41920000040A

Mr. Parnell reviewed the property with the Board. Mr. Parnell noted that he was unable to find comparable lots for distressed properties. The parking and other issues with the lot make it unsuitable to market for residential development. Mr. Parnell requested a value of \$35,000.00 be set on the lot.

Brad Wills, Assessor reviewed the process his office uses to value land. Mr. Wills noted he did not believe his office was aware of the restrictions on the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Mr. Parnell stated that the usable size of the lot was only .16 not .255 so it was unbuildable.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPT41920000050A

Mr. Parnell noted the subject parcel was the same as the previous parcel with the same issues.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

RPT41920000060A

Mr. Parnell noted the subject parcel has the same issues as the previous properties only it is a smaller parcel than the previous two.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Hall SECONDED. Motion Passed Unanimously.

Edward Fuchs – RPT25410030010A

Commissioner Johnson made a MOTION to modify the value of the property and set the value back to the first assessed amount of \$275,957.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Martin Hoffman – RPT05620040120A

Commissioner Johnson made a MOTION to modify the value of the property and accept the Appellants value of \$223,207.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Tom and Joan Parnell – RPT41920000010A, RPT41920000020A, RPT41920000030A, RPT41920000040A, RPT41920000050A and RPT41920000060A

RPT41920000020A

Commissioner Reinke made a MOTION to modify the value of the property to \$25,000.00 for the land and \$244,663.00 for improvements for a total of \$269,663.00. Commissioner Johnson SECONDED. Motion Passed Unanimously.

RPT4192000030A

Commissioner Johnson made a MOTION to modify the value of the property to \$25,000.00 for the land and \$306,420.00 for improvements for a total value of \$331,420.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPT4192000040A

Commissioner Hall made a MOTION to modify the value to \$10,000.00 for Improvements, \$25,000.00 Land for a total \$35,000.00. Commissioner Reinke SECONDED. Discussion Commissioner Hall noted that the property is distressed and felt the lower value was fair. Motion Passed Unanimously.

RPT4192000050A

Commissioner Reinke made a MOTION to modify the value to \$10,000.00 for Improvements, \$25,000.00 Land for a total \$35,000.00. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that the property is distressed and felt the lower value was fair. Motion Passed Unanimously.

RPT4192000060A

Commissioner Johnson made a MOTION to modify the value to \$10,000.00 for Improvements, \$25,000.00 Land for a total \$35,000.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the property is distressed and felt the lower value was fair. Motion Passed Unanimously.

David Whitehead – RPO98010020060A, RPO98010020070A and RPO98010020080A

David Whitehead participated via conference call.

Commissioner Hall swore in all parties participating in the hearing. Appellant David Whitehead was sworn in. Assessor Brad Wills and Brandon Saueressig, Appraisal Dept. Supervisor were sworn in earlier in the day.

RPO98010020060A

Mr. Whitehead stated that he felt the current value of the property was nothing and would not have any value until the City of Twin Falls annexed the property and it could then be developed. Mr. Whitehead stated that it is not marketable as a residential property due to the traffic. Mr. Whitehead stated that he was unable to locate any comparable sales in the area of his properties. Mr. Whitehead stated he would like to know what process the Assessor's Office used to value the property. Mr. Whitehead also noted that the Highway Dept. is restricting access to the property which should be reflected in the assessment.

Assessor Brad Wills stated that the property is difficult to value due to the location. Mr. Wills reviewed the property and the process used to value the properties. Mr. Wills stated that he did verify the issues with the City of Twin Falls. Brandon Saueressig, Appraisal Department

Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig reviewed the process he used to value the properties.

Mr. Whitehead disputed the market value placed on his properties due to access issues. Mr. Whitehead noted that someday the property would be worth something, but right now it has no market value. Mr. Whitehead stated that lots surrounding his property are not comparable as his property is isolated until the City annexes the property. Mr. Whitehead stated that he has not been happy with the appraisals for several years and finally decided to appeal.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPO98010020070A

Mr. Whitehead stated that he did not have anything further to add.

Brandon Saueressig noted that the property uses the same land table as the Woodridge subdivision.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

RPO98010020080A

Mr. Whitehead stated that he did not have anything further to add and was agreeable to proceeding with a vote.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Harold Waters – RPT00010070040A, RPT47610020160A and RPT5201000001F

Harold Waters participated via conference call.

Commissioner Hall swore in all parties giving testimony. Appellant Harold Waters, Appraisers Guy Tolman and Andrew Humphries were sworn in. Assessor Brad Wills and Appraisal Dept. Supervisor Brandon Saueressig were previously sworn in.

RPT00010070040A

Harold Waters reviewed the property with the Board. Mr. Waters requested the property be valued at \$146,788.00.

Appraiser Guy Tolman reviewed the process he used to value the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig noted that because the property was not physically inspected by the Appraiser, they did not make any changes to the appraisal to remove concrete or a bathroom from the garage.

Mr. Waters stated that he felt the value should be \$146,788.00. Mr. Waters stated there was no plumbing in the garage and some of the concrete was removed from the back yard.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPT47610020160A

Mr. Waters reviewed the property and stated that the home was a manufactured home similar to a trailer house. Mr. Waters stated that the property is depreciating not appreciating due to the type of structure and requested the value be returned to the 2017 value of \$92,605.00.

Appraiser Guy Tolman reviewed the process he used to value the property. Brandon Saueressig, Appraisal Department Supervisor, stated that he did not have any record that the home was a manufactured home. Mr. Saueressig reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Mr. Waters stated he would like the value to be set at \$92,605.00. Mr. Waters also noted that the crime in the area should devalue the property as well.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

RPT5201000001F

Commissioner Hall swore in Appraiser Garin Evans

Harold Waters reviewed the property with the Board. Mr. Waters requested the property be exempt under IC 63-602 (X). Mr. Waters stated that the property was damaged from a car accident.

Brad Wills, Assessor stated that if there is insurance to pay for repairs, there may not be a true casualty loss. Mr. Wills noted there has been a loss of business. Mr. Wills also stated that the property was damaged in 2018 and it was his understanding that the Code states the exemption would be in the year the loss occurs.

Appraiser Garin Evans reviewed the process he used to value the property.

Brandon Saueressig, Appraisal Dept. Supervisor reviewed the property and noted that the property was valued on January 1, 2019 after the damage had occurred so the Assessor's Office had taken that into consideration.

Eric Krenning, County Attorney stated that he does not believe the property qualifies for the casualty loss exemption as IC 63-602 (x) states the exemption would apply in the year the property is damaged which would be 2018. Mr. Krenning also stated that the property was appraised using the proper process to include the damage.

Mr. Waters stated that based upon that information, he would have qualified for the exemption in 2018 and expects the County to pay him back for the taxes paid for 2018. Mr. Waters disputed the value placed on the property by the Assessor's Office. There was discussion regarding exemptions and how that process works.

Mr. Waters stated the property is worthless without the building and asked the Board to consider his request and advise him of any other options.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Shane Black – RPT1041000007AA

Commissioner Hall swore in Appellant Shane Black. All other Assessor's Office personnel were previously sworn in.

Shane Black reviewed the property with the Board. Mr. Black noted that he is a certified appraiser. Mr. Black provided a list of comparable properties for the Board to review. Mr. Black noted he was able to locate 10 sales within the allowed time frame. Mr. Black reviewed those sales and asked the Board to adjust the value to reflect the sales that he provided to reflect a value closer to \$140,000.00.

Brad Wills, Assessor reviewed the process his office uses to value property. Appraiser Guy Tolman reviewed the process he used to assess the property. Mr. Tolman noted he did appraise the property from the road; he did not do an internal inspection. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig noted there were building permits issued for a kitchen and bathroom remodel so they used that information to adjust the appraisal.

Mr. Black noted that his information shows the value set by the Assessor is above market value and requested the value be brought back in line.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Mark Scragg – RPOB6710000010A

Commissioner Hall swore in all parties giving testimony. Appellants Mark Scragg, Ronnie Scragg and Jennifer Ellison and Appraiser Gary Beeson were sworn in. Assessor Brad Wills and Appraisal Department Supervisor Brandon Saueressig were previously sworn in.

Appellant Mark Scragg spoke with the Board and requested the property be exempt as per IC 63-602 (X) due to a fire in January 2019.

Assessor Brad Wills stated that the property was valued on January 1, 2019. The fire happened after that date. Brandon Saueressig stated that the property was valued at \$284,619.00 prior to the fire. Appraiser Gary Beeson stated that he advised Mr. Scragg to apply for the exemption as per Idaho Code 63-602 (X).

Mr. Scragg thanked the Assessor's Office for informing him about the exemption and expressed his appreciation for their help through the process.

Commissioner Johnson made a MOTION to approve an exemption under IC 63-602 (X) for the improved portion of the property and uphold the land value in the amount of \$109,515.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted the home burned down in January and the exemption was the right thing to do. Motion Passed Unanimously.

WEC 97 H – RPT1032001003AA

Bruce Stavitsky for WEC participated via conference call.

Commissioner Hall swore in all parties giving testimony. Appellant Bruce Stavitsky for WECD 97H and Mike Brown, Appraiser.

Bruce Stavitsky requested the value of the property be set at \$1,402,000.00. Mr. Stavitsky noted the building is being resized to a smaller footprint and requested the value be adjusted accordingly. Mr. Stavitsky noted that the building is approximately 40% smaller and felt the value set by the Assessor was excessive.

Brad Wills, Assessor reviewed the property and stated that it appeared that the land value was not an issue, but the building was.

Appraiser Mike Brown reviewed the process he used to value the property. Mr. Brown noted that on January 1, the building was full size. However, approximately 11,248 square feet was removed in March 2019. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig noted that the tear down portion was not taken into consideration for the assessment as it was standing on January 1, 2019.

Mr. Stavitsky stated he would accept a value of \$1,410,969.64.

Commissioner Johnson asked Eric Krenning, Attorney if the Board was able to make that type of adjustment and if making a change would set a concerning precedence. Mr. Stavitsky stated that the portion of the building that was slated for demolition would have had no value on January 1 because it was scheduled for demolition.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Discussion Commissioner Hall noted there is further information needed before the Board can make a decision. Motion Passed Unanimously.

Base Jumper, LLC – RPT069190010010A

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT06190010010A in the amount of \$1,607,617.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Michael Staudaher – RPO98010020050A

Michael Staudaher participated via conference call.

Commissioner Hall swore in all parties giving testimony. Appellant Michael Staudaher was sworn in. All Assessor's personnel were previously sworn in.

Assessor Brad Wills stated that the Assessor's office was willing to accept the Appellants value of \$23,863.00. Appellant Michael Staudaher accepted the Assessor's offer.

David Whitehead – RPO98010020060A, RPO98010020070 and RPO98010020080

RPO98010020060A

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPO98010020060A and set a value in the amount of \$21,329.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPO98010020070A

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPO98010020070 and set a value in the amount of \$14,637.00. Commissioner Johnson SECONDED. Motion Passed Unanimously.

RPO98010020080A

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPO98010020080A and set a value in the amount of \$15,721.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that he felt the property was distressed and would be difficult to sell. Motion Passed Unanimously.

Harold Waters – RPT00010070040A, RPT5201000001F and RPT47610020160A

RPT00010070040A

Commissioner Reinke made a MOTION to modify the value as set by the Assessor on parcel #RPT00010070040A and set a value in the amount of \$146,778.00. Commissioner Johnson SECONDED. Motion Passed Unanimously.

RPT47610020160A

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT47610020160A in the amount of \$110,354.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted he did not see any compelling reason to change the value as set by the Assessor. Motion Passed Unanimously.

Shane Black – RPT1041000007AA

Commissioner Reinke made a MOTION to modify the value as set by the Assessor on parcel #RPT1041000007AA in the amount of \$145,000.00. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted the Appellants value was \$135,000.00 and adding a value of \$10,000.00 for remodeling the kitchen and bath. Motion Passed Unanimously.

Gary Haderlie – RPO47500010010A

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPO47500010010A in the amount of \$257,407.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted the Appellant did not show for the hearing and did not present any further information to change the assessment. Motion Passed Unanimously.

L&A Properties – RPT0001159007AA

Commissioner Reinke made a MOTION to modify the value as set by the Assessor on parcel #RPRPT0001159007AA and set the value in the amount of \$488,788.00. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that the Appellant and Assessor agreed on a new value. Motion Passed Unanimously.

There being no further business, the Board recessed until 8:00 a.m., July 3, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 3, 2019, 8:00 a.m.

The Board of County Equalization reconvened at 9:00 a.m. in regular session, pursuant to the recess of July 2.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

Clif Bar – RPT00107242240A

Appellant Barb Walker participated via conference call.

Commissioner Hall swore in all parties giving testimony. Appellant Barb Walker, Assessor Brad Wills, Brandon Saueressig, Appraisal Dept. Supervisor, Appraiser Garin Evans.

Barb Walker spoke for Clif Bar and noted that she would like to further the discussions with the Appraiser Garin Evans.

Assessor Brad Wills noted the Assessor's Office is in agreement as the property is a very complex property and agreed that further discussions would be necessary. The Board of Equalization would need to issue a decision to allow for further discussions through the State Board of Tax Appeals. Ms. Walker noted she was in agreement with that process.

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPY00107242240S in the amount of \$51,671,403.00. Commissioner Johnson SECONDED. Discussion Commissioner Johnson noted that this is a very complex property that needs further consideration than the Board of Equalization is able to provide at this time. Motion Passed Unanimously.

JC Winterringer, Inc. – RPT322100003AA

Russ Eichler – Southwest Property Tax appeared via conference call.

Commissioner Hall swore in all parties giving testimony. Appellant Russ Eichler and Appraiser Mike Brown. Assessor Brad Wills and Brandon Saueressig, Appraisal Dept. Supervisor were previously sworn in.

Russ Eichler reviewed the packet of information that he had provided to the Assessor's Office. Mr. Eichler stated that the process he used to value the property was the income approach which valued the property at \$880,184.00

Appraiser Mike Brown reviewed the process that he used to value the property. Mr. Brown noted that he does not have enough information to utilize an income approach to value the property. Mr. Brown noted that the Assessor's Office uses the cost approach to value the property due to lack of information. Brandon Saueressig, Appraisal Department Supervisor, noted occasionally they will use the income approach if the Appellant is able to provide enough information to their office.

Mr. Eichler disputed the information presented by the Assessor's Office. Mr. Eichler noted that the property would not be able to be used for any general restaurant as it is specific to a drive through which affects the value. Mr. Eichler stated that, in his opinion, the income approach to value property was a better method.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

JC Winterringer, Inc. – RPT322100003AA

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPRPT322100003AA in the amount of \$1,006,742.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson the Appellant provided good information; however, it appears that the Assessor needed further information to do any further consideration with the income approach. Commissioner Hall noted he felt the decision was fair in light of the information that was presented. Motion Passed Unanimously.

Gail Luedtke – RPT1628004012A

Commissioner Hall swore in all parties giving testimony. Appellant Gail Luedtke and Appraiser Guy Tolman were sworn in. Assessor Brad Wills and Brandon Saueressig, Appraisal Dept. Supervisor were previously sworn in.

Ms. Luedtke read a statement for the record regarding the Assessor's use of the cost method to assess properties. Ms. Luedtke stated that her CMA showed the Assessor's value was incorrect.

Brad Wills, Assessor reviewed the process his office uses to value properties in Twin Falls County. Appraiser Guy Tolman reviewed the process that he used to value the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Ms. Luedtke disputed that the Assessor was allowed to be within 10% of market value. Ms. Luedtke stated it was not law. Ms. Luedtke also disputed the properties provided for comparable properties.

Assessor Brad Will provided the Administrative Rule that set the 10% for the record.

Ms. Luedtke read a statement noting that she felt the value was not properly assessed and should be set at the \$260,000.00 as per her CMA.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Gail Luedtke – RPT1628004012A

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT1628004012A in the amount of \$263,212.00. Commissioner Hall SECONDED. Discussion Commissioner Johnson noted that the information provided by Ms. Luedtke was compelling but he felt the value set by the Assessor was appropriate. Motion Passed. (Hall and Johnson yes, Reinke no)

Kandra Danos – RPT34870010180A

Commissioner Hall swore in all parties giving testimony. Appellant Kandra Danos and Mark Nelson were sworn in. Assessor Brad Wills, Brandon Saueressig and Guy Tolman were previously sworn in.

Mark Nelson, Realtor spoke and noted that he was the realtor on the property and had previously had difficulty selling the property in 2018 due to the high assessment. Mr. Nelson stated that he had been told by the Assessor's office that the valuation was to be \$340,000.00 for 2019. The property was purchased in March of 2019 for \$339,900.00. Mr. Nelson provided multiple comparables for the Board to review.

Assessor Brad Wills reviewed the process his office uses to value property. Appraiser Guy Tolman reviewed the process he used to value the property. Mr. Tolman noted he did not go inside the

property during his re-inspection. Brandon Saueressig, Appraisal Department Supervisor, reviewed history on the property and the Assessor's packet which included property pictures, information and sale analysis.

Mr. Nelson stated that he was told by the Assessor's office that the value of the property was \$340,000.00 and that would be reflected in the 2019 tax rate. Mr. Nelson noted that the property was sold based upon the information that was provided to them from the Assessor's Office. Mr. Nelson stated he did not believe the property could be sold for \$370,000.00 and requested the value be returned to the \$340,000.00.

Brad Wills, Assessor noted that lots in the subdivision originally sold for \$75,000.00 per lot. The land adjustment corrected a previous error in the tables that the Assessor's Office uses to value property.

Ms. Danos thanked the Board for allowing Mark Nelson to present the appeal on her behalf. Mr. Nelson noted that a large portion of the property is in common areas. Mr. Nelson stated that the home would not sell for \$350,000.00 or \$360,000.00.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Mannino Living Trust – RPT44090010030A and RPT44090010040A

Jason Mannino participated via conference call.

Commissioner Hall swore in all parties giving testimony. Appellant Jason Mannino. Assessor Brad Wills and Brandon Saueressig, Appraisal Dept. Supervisor were previously sworn in.

RPT44090010030A

Mr. Mannino stated he was extremely concerned with the increase in value from last year. Mr. Mannino stated he could see an increase of 12% but not 100%.

Assessor Brad Wills reviewed the process his office used to value land values in Twin Falls County. Brandon Saueressig, Appraisal Department Supervisor, noted that the property is bare land. Mr. Saueressig reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig reviewed the land value changes made in Twin Falls County.

Mr. Mannino disputed the amount of the increase in one year. Mr. Mannino noted that he could not sell the property for the assessed amount, nor could he afford to build on the property due to increased building costs. Mr. Mannino requested the Board revise his property value.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPT44090010040A

Mr. Mannino stated that all the information from the previous hearing applied to the second parcel as they were both bare ground lots that were side by side.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Mannino Living Trust – RPT44090010030A and RPT44090010040A

RPT44090010030A

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPT44090010030A and increase the 2018 value by 33% for a new value in the amount of \$25,300.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted the County wide land increase has been approximately 33% and that seems appropriate with this property. Commissioner Hall noted the area of the property seems distressed so the new amount seems appropriate. Motion Passed Unanimously.

RPT44090010040A

Commissioner Reinke made a MOTION to modify the value as set by the Assessor on parcel #RPT44090010040A and increase the 2018 value by 33% for a new value in the amount of \$25,300.00. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that an increase of 33% seems appropriate for this property. Motion Passed Unanimously.

RPT34870010180A – Kandra Danos

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPT34870010180A and set a value in the amount of \$340,000.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the Assessor's Office gave the property owner a value of \$340,000.00 for 2019 and that value should stick. Commissioner Hall noted there was a market evaluation and a sale of the property for \$340,000.00 so that amount seems appropriate. Motion Passed Unanimously.

Jayco Inc – RPT2825001001AA

Appellant William Hayes for Jayco participated via conference call.

Commissioner Hall swore in all parties giving testimony. Appellant William Hayes was sworn in. Assessor Brad Wills, Brandon Saueressig Appraisal Dept. Supervisor and Appraiser Garin Evans were previously sworn in.

Mr. Hayes spoke regarding the new construction on the Jayco property. Mr. Hayes requested that a Market Approach be used to value the property. Mr. Hayes noted that the mezzanine portion of the building is specific to the manufacturing portion of the business. Mr. Hayes requested the value be set at \$21,313,701.00.

Assessor Brad Wills noted that the Board may not have the time or knowledge to understand the complexities of the property and valuation. Appraiser Garin Evans reviewed the process he used

to value the property. Mr. Evans noted that he did not have enough information to use either the Market Approach or the Income Approach to value the subject property. Mr. Evans noted he used a combined Cost Approach and a Trended Investment Approach to value the property.

Commissioner Hall noted that the property was very complex and asked if the Appellant would be opposed to appealing the property to the State Board of Tax Appeals to give the Assessor and Appellant further time to work through the value of the property. Assessor Brad Wills stated his office would be in agreement with that process. Mr. Hayes stated he would be in agreement with that. Commissioner Johnson and Commissioner Reinke agreed as well.

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT2825001001AAA in the amount of \$25,228,559.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the issue was very complex and the decision gives the Assessor and Appellant further time to work through the issue prior to filing an appeal with the State Board of Tax Appeals. Motion Passed Unanimously.

Sandie Hemingway – RPT40010050020A and RPT1590001007AA

Commissioner Johnson abstained from the discussion and decision due to a personal relationship with the appellant.

RPT40010050020A

Commissioner Reinke made a MOTION to modify the value as set by the Assessor on parcel #RPT1590001007AA and set a value in the amount of \$476,480.00. Commissioner Hall SECONDED. Discussion Commissioner Reinke noted that property values are increasing and felt that the value originally set by the Assessor before the inspection was more appropriate than the second value. Motion Passed Unanimously. (Johnson abstained)

RPT1590001007AA

Commissioner Reinke made a MOTION to modify the value as set by the Assessor on parcel #RPT40010050020A and set a value in the amount of \$306,908.00. Commissioner Hall SECONDED. Discussion Commissioner Reinke noted he felt the value originally set by the assessor of \$309,908.00 was fairer than the adjusted amount. Motion Passed Unanimously. (Johnson abstained)

There being no further business, the Board recessed until 8:00 a.m., July 5, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 5, 2019, 8:00 a.m.

The Board of Equalization reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 3.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

The Board of Equalization met to conduct property assessment appeal hearings.

Domingo Villanueva – RPB724112300100A and RPT6021000021EA
Domingo Villanueva participated via conference call.

RPB72411230100A

Commissioner Hall swore in Appellant Domingo Villanueva, Assessor Brad Wills, Appraisal Dept. Supervisor Brandon Saueressig and Appraiser Marissa McClurg.

Appellant Domingo Villanueva spoke with the Board and described the property as being in poor condition. Mr. Villanueva noted there have been no updates to the property since last year when the value was set at \$88,000.00.

Appraiser Marissa McClurg reviewed the process she used to value the property. Brandon Saueressig, Appraisal Department Supervisor, noted that the Assessor's Office has been through the property multiple times over the years. Mr. Saueressig reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Mr. Villanueva stated that the home is in poor condition and is a rental. He noted that he does not intend to do anything to the property that will the value of the home in the next couple of years. Mr. Villanueva requested the Board not increase the taxes on the property.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPT6021000021EA

Mr. Villanueva reviewed the property with the Board. Mr. Villanueva stated that he over paid for the property as it is in an extremely noisy area, has poor neighbors and he would not be able to sell the property for \$40,000.00. Mr. Villanueva noted there is no water or power and that he had just purchased the neighboring property for \$19,000.00.

Appraiser Marissa McClurg reviewed the process she used to value the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Mr. Villanueva reiterated that he just purchased a neighboring lot for \$19,000.00. The property was not worth \$40,000.00 and requested the property be kept the same as last year or the previous year.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Domingo Villanueva – RPB724112300100A and RPT6021000021EA

RPB72411230100A

Commissioner Reinke made a MOTION to modify the value as set by the Assessor on parcel #RPB72411230100A and set a value in the amount of \$127,330.00. Commissioner Hall SECONDED. Discussion Commissioner Reinke noted that he felt an 8% increase was fairer based upon the home not having any updates since last year. Commissioner Johnson stated that he didn't see any sales that were comparable. Commissioner Hall noted he would not be in favor of the motion as there was no demonstrative information to change the value. The value had been the same for 2 years and with the size of the home the value seems appropriate. Motion Failed. (Hall no, Johnson no, Reinke yes)

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPB72411230100A in the amount of \$137,330.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted the home was large and adjustments had been made for size and condition. Motion Passed. (Johnson yes, Hall yes, Reinke no)

RPT6021000021EA

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPT6021000021EA and set a value in the amount of \$33,478.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that this was a distressed property in a difficult area. Motion Passed Unanimously.

George Haney – RPT00010600290A

Commissioner Hall swore in all parties giving testimony. Appellant George Haney and Appraiser Derek James were sworn in. Assessor Brad Wills and Appraisal Dept. Supervisor Brandon Saueressig were previously sworn in.

George Haney reviewed the property with the Board. Mr. Haney noted that the City offered to purchase the property for \$15,000.00 previously. Mr. Haney disputed the comparable sales as his home would have to be purchased for cash due to maintenance issues.

Appraiser Derek James reviewed the process he used to value the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Mr. Haney questioned the sales information provided by the Assessor's Office and the potential financing capability for those sales. Mr. Haney asked the Board to be reasonable and lower the value.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

George Haney – RPT00010600290A

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPT00010600290A to set the value in the amount of \$52,204.00. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that the property has some issues and the increase seems a bit much. Commissioner Johnson noted he was in agreement with the decrease due to the asbestos issues. Commissioner Hall noted he was in agreement with the Assessor's value but would be in support of the motion. Motion Passed Unanimously.

Karolyn Hymas – RPT49410010150A

Commissioner Hall swore in all parties giving testimony. Appellant Karolyn and Gail Hymas, Appraiser Richard Nichol. Appraiser Brad Wills and Appraisal Dept. Supervisor were previously sworn in.

Ms. Hymas spoke with the Board and stated she and her husband have had multiple medical issues this last year and they were not in agreement with the appraisal. Ms. Hymas stated her concern was for the land only.

Richard Nichol reviewed the process he used to value the property. Mr. Nichol noted that he did not do an inspection of the property as per the Appellants request. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Ms. Hymas disputed the increase in property value as set by the Assessor. Ms. Hymas provided pictures of the properties around her home to show her location should be considered in the value of the home.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

CTR Apartments – HMPK01000007BA, MHPK010000110BA and MHPK010000040AA

Commissioner Hall swore in all parties giving testimony. Appellant Shawn Allen, Appraisers Rick Buffalo and Clerk Kimber Dudley.

MHPK010000110BA

Shawn Allen reviewed the property and the updates that had been done since the property was purchased.

Appraiser Rick Buffalo reviewed the property and the process he used to value the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information. Mr. Saueressig noted there was no sale analysis as mobile home sales are minimal. Assessor Brad Wills stated the Assessor's Office had no information to show Mr. Allen was not correct.

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #MHPK0110000110BA in the amount of \$12,160.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended lowering the value to the 2018 value due to the difficulty in valuing mobile homes due to lack of sales. Motion Passed Unanimously.

MHPK0000070BA

Mr. Allen noted there have been no changes to the property from last year. Mr. Allen stated that the trailer will be removed from the park in the near future due to its age and deteriorated condition.

Appraiser Brad Wills noted they have no information to dispute the information that Mr. Allen presented.

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #MHPK010000070BA and set a value in the amount of \$2,488.00. Commissioner Reinke SECONDED. Motion Passed Unanimously.

MHPK010000040A

Mr. Allen noted that the mobile home is gone; it is only a metal base frame that will need to be removed.

Assessor Brad Wills noted there is a frame which has a title on it. Clerk Kimber Dudley reviewed the process used to dispose of a titled trailer. Brandon Saueressig noted it is Assessor policy to assign a \$500.00 value at a minimum to all titled trailers with frame.

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #MHPK010000040A in the amount of \$500.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted he felt the frame had a value of \$500.00. Motion Passed Unanimously.

Scott Bame – RPF85610030220A

Commissioner Hall swore in all parties giving testimony. Appellants Scott Bame and Jerry Mottern and Appraiser Jim Nutting.

Scott Bame provided and reviewed a packet of information to support his value of \$190,000.00.

Appraiser Jim Nutting reviewed the process he used and the adjustments made to value the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis.

Mr. Bame stated that he felt the data presented by the Assessor supported his argument that his home was not valued at the appraised amount. Mr. Bame stated that he felt that the home being in Filer should also be considered in the value. Mr. Bame stated the home had minor remodeling done but felt the comps he provided should be considered as the market has not decreased but his comps show lower home sales than the assessed value.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Jerry Mottern – RPT4161004013BA and RPT4161004013AA

RPT4161004013AA

Jerry Mottern provided and reviewed a packet of information which included an independent appraisal for the properties with the Board.

Appraiser Derek James reviewed the process he followed to value the property. Brandon Saueressig, Appraisal Department Supervisor, reviewed the Assessor's packet with the Board which included property pictures, information and sale analysis. Mr. Saueressig noted that the comparable properties that were used in the independent appraisal were not adjusted accurately.

Mr. Mottern had no further statements.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPT4161004013BA

Mr. Mottern noted that this property was the same as the previous property.

Assessor's Office noted their response was the same as the previous property.

Mr. Mottern thanked the group for their work.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

David Corbett – RPF84780010010A

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPF84780010010A in the amount of \$169,582.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that Mr. Corbett did not show to present further information. Motion Passed Unanimously.

Community Development Inc. – RPT53550020010A and RPT53550010010A

Corey Checketts, Senior Development Officer participated via conference call.

Commissioner Hall swore in all parties giving testimony. Appellant Corey Checketts, Senior Development Officer, Appraiser Mike Brown.

Brad Wills, Assessor and Appraisal Dept. Supervisor Brandon Saueressig were previously sworn in.

CDI – RPT53550010010A

Corey Checketts reviewed the property and the process that was used by the Assessor. Mr. Checketts disputed that the process was correct under Idaho Code. Mr. Checketts stated that the income approach should be used 100% and not a combined approach such as the Assessor uses. Mr. Checketts also disputed the comparables used by the Assessor's Office.

Appraiser Mike Brown reviewed the process that he used to value the property.

Mr. Checketts reviewed how other Counties appraise the type of subject property and asked the Board to reconsider the process Twin Falls County uses to assess property. Mr. Checketts requested the Board allow a reconsideration using a 100% income-based approach.

Brandon Saueressig noted that all Section 8 housing properties are valued using the same method.

Mr. Checketts asked the Board to consider his request to change the valuation method and use the income approach as previously discussed.

Commissioner Johnson made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Reinke SECONDED. Motion Passed Unanimously.

RPT53550020010A

Mr. Checketts requested the Board use the same argument from the previous parcel.

Mike Brown pointed out the section in the packet that addresses the method that Mr. Checketts requested and the methods that the Assessor's Offices uses to value the property.

Commissioner Reinke made a MOTION to take the information under consideration and issue a decision by 5:00 p.m. Monday July 8th, 2019. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Karolyn Hymas – RPT49410010150A

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPT49410010150A and set the value in the amount of \$175,641.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended a reduction on the land of 33% for a value of \$44,811.00 and improvement value of \$130,830.00. Motion Passed Unanimously.

Scott Bame – RPF85610030220A

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPF85610030020A and set a value in the amount of \$199,765.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted the comparables the Appellant brought in were compelling and recommended returning the property value to the 2018 amounts. Motion Passed Unanimously.

Jerry Mottern - RPT4161004013AA

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPT4161004013AA and set a value in the amount of \$152,000.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended accepting the Appellants value. Motion Passed Unanimously.

Jerry Mottern – RPT4161004013BA

Commissioner Johnson made a MOTION to modify the value as set by the Assessor on parcel #RPT4161004013BA and set a value in the amount of \$153,265.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that would set a land value of \$35,608 which was a 33% increase from the 2018 value. Motion Passed Unanimously.

CDI – RPT53550020010A

Commissioner Reinke made a MOTION to uphold the value as set by the Assessor on parcel #RPT53550010010A in the amount of \$771,386.00. Commissioner Johnson SECONDED. Motion Passed Unanimously.

CDI – RPT53550010010A

Commissioner Johnson made a MOTION to uphold the value as set by the Assessor on parcel #RPT3550010010A in the amount of \$1,718,704.00. Commissioner Reinke SECONDED. Discussion Commissioner Reinke noted that the property valuation was very complex and appeared to be something that the state legislature needed to consider. Motion Passed Unanimously.

The Board of Equalization recessed at 4:00 p.m. and returned to session as the Board of County Commissioners.

There being no further business, the Board recessed until 8:00 a.m., July 8, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 8, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 5.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner met with office staff for a weekly update.

Commissioners met with Legal for a department update.

Commissioner Hall attended an Urban Renewal Association meeting.

Commissioners met with Elected officials and Zions Bank to discuss the Judicial Complex Project.

Commissioner Reinke attended a Historical Society meeting.

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Johnson made a MOTION to approve the consent agenda. Commissioner Reinke SECONDED. Discussion Commissioner Johnson reviewed the items in the consent agenda to include status sheets from the Prosecutor and Sheriff's Office and alcohol license numbers 2020-183 Sizzler Steakhouse #6950, 2020-184 The Iron Rail Bar & Grill, 2020-185 La Plaza Restaurant, 2020-186 Canton Chinese Restaurant and 2020-187 Windbreak 55. Motion Passed Unanimously.

In the Matter of PUBLIC ASSEMBLY

Commissioners considered a Public Assembly Permit for Buhl Bunch Car Club on August 3rd and 4th at Jean's Park in Castleford.

Melinda Snyder with the Buhl Bunch Car Club presented the application to the Board.

Commissioner Reinke made a MOTION to approve the Public Assembly Permit for Buhl Bunch Car Club on August 3rd and 4th at Jean's Park in Castleford. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that it appears the group have addressed everything necessary. Motion Passed Unanimously.

In the Matter of BUDGET

Becky Peterson, Treasurer presented the May Joint Report.

In the Matter of BOARD OF EQUALIZATION

Commissioner Johnson made a MOTION to leave the Board of County Commissioners and convene as the Board of Equalization at 10:30 a.m. Commissioner Reinke SECONDED. Motion Passed Unanimously.

Amalgamated Sugar Co. – RP10S17E260600A & PP10S17E260600A

Commissioner Johnson made a MOTION to uphold the assessed value on parcel numbers RP10S17E260600A & PP10S17E260600A as set by the Assessor in the total amount of \$49,885,247.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson the Appellant and the Assessor's Office are still working on the valuations. The Appellant is in agreement with upholding the Assessor's value so they can continue the discussion and will appeal to the State Board of Tax appeals if they are unable to come to an agreement. Motion Passed Unanimously.

Harold Waters - RPT5201000001FA

Commissioner Hall swore in Assessor Brad Wills.

Eric Krening, Attorney spoke with the Board and recommended the Board approve the exemption application as per IC 63-602 (X), (Z) and (II). There was discussion among the Board regarding exempting the real property as it applies to the code.

Commissioner Reinke made a MOTION to approve a tax exemption as per IC 63-602(X) and reduce the assessed value of the property to \$41,226.00 Commissioner Johnson SECONDED. Discussion Commissioner Hall noted that under the exemption the land would be reduced to 50% value and fully exempt the improvements. Motion Passed Unanimously.

WEC 97H-Idaho Investment Trust – RPT1032001003AA

Assessor Brad Wills reviewed the property with the Board.

Eric Krening, Attorney spoke with the Board and noted that the property was valued on January 1, 2019 and the portion of the building was not removed until after that date. Mr. Krening noted that he did not find any applicable exemption nor did the applicant apply for an exemption.

Commissioner Johnson made a MOTION to uphold the 2019 value as set by the Assessor on parcel #RPT1032001003AA in the amount of \$1,905,978.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that the issue was complicated due to the remodeling done after January 1. Commissioner Reinke noted that he would prefer upholding the 2018 value rather than 2019. Motion Passed. (Johnson yes, Hall yes, Reinke no)

The Board of Equalization adjourned at 4:00 p.m. and reconvened as the Board of County Commissioners.

There being no further business, the Board recessed until 8:00 a.m., July 9, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 9, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 8.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Reinke attended a Transportation Board meeting.

Commissioners met with Elaine Molignoni, HR Director and Legal for department updates.

Commissioner Reinke attended a Twin Falls Canal Company meeting.

Commissioner Hall provided a tour of County West Facility to the Crisis Center group.

Commissioner Reinke attended a an LEPC meeting.

In the Matter of COMMISSIONER PROCEEDINGS

Commissioner Johnson made a MOTION to go into executive session at 9:00 a.m. pursuant to Idaho Code §74-206 (D) records exempt from disclosure - hospital care, medical records. Commissioner Reinke SECONDED. Motion passed after roll call vote. (Hall yes, Johnson yes, Reinke yes)

Commissioners returned to regular session at 9:05 a.m.

In the Matter of INDIGENT

Commissioners considered County Assistance applications.

Commissioner Johnson made a MOTION to approve case numbers 104085 and 104071. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended denial due to no interview; missing documents. Motion Failed Unanimously.

Commissioner Reinke made a MOTION to approve case numbers 104067, 104112 and 104111. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial due to missing required documents. Motion Failed Unanimously.

Commissioner Johnson made a MOTION to approve case number 104066. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended denial due to no medical records as per Idaho Code 31-3504 (5) and 31-3502 missing required documents. Motion Failed Unanimously.

Commissioner Reinke made a MOTION to remove case number 103242 from suspension. Commissioner Johnson SECONDED. Motion Passed Unanimously.

Commissioner Reinke made a MOTION to approve case number 103242 with a \$25.00 per month pay back and 50% of future tax refunds. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended approval as the County is the last resource. Commissioner Johnson noted the case had previously been suspended pending SSD which did not cover the back medical bills. Motion Passed Unanimously.

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Reinke made a MOTION to approve the consent agenda. Commissioner Johnson SECONDED. Discussion Commissioner Reinke reviewed the items in the consent agenda to include employee requisitions for Court Security and Housekeeping; status sheets for Public Defender, Magistrate Probation and Prosecutor and an alcohol catering permit for the Longhorn Saloon on August 3rd and 4th at Jeans Park in Castleford. Motion Passed Unanimously. (Hall absent)

In the Matter of PUBLIC HEARING

Commissioners conducted a public hearing to consider establishing a fee or increasing fees for TARC.

Commissioner Johnson opened the public hearing at 10:05 a.m.

Jaci Urie, TARC Director reviewed the fees to be established and increased. Ms. Urie noted the resolution would update the reimbursement rates for the state and set fees for a new domestic violence program.

No public attended or provided input.

Commissioner Johnson closed the public hearing at 10:10 a.m.

In the Matter of RESOLUTIONS

Commissioners considered proposed Resolution #2019-027 to establish or increase fees for TARC.

Commissioner Reinke read the resolution for the record.

Commissioner Reinke made a MOTION to approve Resolution #2019-027 to establish or increase fees for TARC. Commissioner Johnson SECONDED. Discussion Commissioner Johnson noted that it did not appear that the fees had increased much. Motion Passed Unanimously. (Hall absent)

RESOLUTION NO. 2019-027

A RESOLUTION INCREASING TREATMENT AND RECOVERY CLINIC FEES

WHEREAS, pursuant to Idaho Code § 31-870, a Board of County Commissioners may impose and collect fees for those services provided by the County which would otherwise be funded by ad valorem tax revenues, and the fees collected pursuant thereto shall be reasonably related to, but shall not exceed the actual cost of the service being rendered; and

WHEREAS, the proposed fee increase(s) are required to offset the costs associated with providing Behavioral Health service(s); and

WHEREAS, the proposed fees associated with Domestic Violence services are required to implement additional and necessary services within the community;

NOW, THEREFORE, BE IT RESOLVED by the Twin Falls County Board of Commissioners, that the following fee schedule is hereby adopted, and that all portions of previous ordinances and resolutions that conflict with the current resolution are repealed.

Substance Abuse Disorder Services:

Assessment – Gain I	\$248.00*
Individual	\$52.08
Group	\$26.08
Family Therapy	\$59.64
Case Management	\$49.60
PWWC Case Management	\$62.92
Like Skills Group	\$15.76
Program Material	\$30.00*
MAT Management Fee	\$50.00 /month

Drug Testing Services:

UA – Basic	\$15.00*
Lab Confirmation	\$15.00*
Specialty Testing	\$70.00*

Transportation

Per Mile	\$1.17
Pick-Up	\$4.20
Drop-Off	\$4.20

Mental Health Services

Assessment- CDA	\$101.97*
Functional Assessment	\$83.20*
Individual	\$85.25
Group	\$22.05
Family Therapy	\$80.85
Child & Family Team Meeting	\$83.20
Targeted Care Coordination	\$48.36
Telephonic Case Management	\$16.40
Crisis Response (Telephonic)	\$30.16
Crisis Intervention	\$116.48

Family Psychoeducation	\$66.56
Family Group Psychoeducation	\$33.80
Telehealth Site Fee	\$20.00*
Interpreter Services	\$40.00

Domestic Violence Services

Evaluation	\$400.00*
Individual	\$85.25
Group	\$22.50
Telephonic Case Management	\$16.40
Crisis Response (Telephonic)	\$30.16
Crisis Intervention	\$116.48
Family Psychoeducation	\$66.56
Family Group Psychoeducation	\$33.80
Telehealth Site Fee	\$20.00
Interpreter Services	\$40.00
Case Management	\$49.60
Program Material	\$30.00*

*Indicates a one-time fee or assessment. Unless indicated, all other charges are hourly amounts.

NOW, THEREFORE, BE IT RESOLVED by the Twin Falls County Board of Commissioners that the foregoing fees shall be adjusted as indicated by the Treatment and Recovery Center.

Dated this 9th day of July, 2019.

TWIN FALLS COUNTY BOARD OF COMMISSIONERS

/s/ Don Hall
Don Hall, Chairman

ATTEST:

/s/ Jack Johnson
Jack Johnson, Commissioner

/s/ Kristina Glascock
Kristina Glascock, Clerk

/s/ Brent Reinke
Brent Reinke, Commissioner

In the Matter of GRANTS

Commissioners considered VOCA Grant Special Conditions.

Mark Brunelle, Research and Development Director, reviewed the VOCA Grant Special Conditions with the Board. Commissioner Reinke noted that Legal reviewed the Special Conditions and had no concerns with them.

Commissioner Reinke made a MOTION to approve the VOCA Grant Special Conditions and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Johnson SECONDED. Motion Passed Unanimously. (Hall absent)

There being no further business, the Board recessed until 8:00 a.m., July 10, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 10, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 9.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Reinke attended the Blue Gill Mosquito Day for Twin Falls County Pest Abatement District.

Commissioner Hall attended a South-Central Behavioral Health Board meeting.

Commissioners Reinke and Johnson attended a Judicial Complex Committee meeting.

Commissioners met with Rick Novacek, Parks Director to discuss the Cove RV Project and Centennial Park parking.

Commissioners met with Dale Nalder to discuss the National Cyber Security Response Survey.

Commissioner Reinke attended a Twin Falls County Museum Board monthly meeting.

In the Matter of COMMISSIONER PROCEEDINGS

Commissioner Johnson made a MOTION to go into executive session at 3:00 p.m. pursuant to Idaho Code §74-206 (F) records exempt from disclosure – pending litigation or issues likely to be litigated. Commissioner Reinke SECONDED. Motion passed after roll call vote. (Hall yes, Johnson yes, Reinke yes)

Commissioners returned to regular session at 4:05 p.m.

There being no further business, the Board recessed until 8:00 a.m., July 11, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 11, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 10.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Johnson attended a SIRCOMM Board meeting.
Commissioners met with Elaine Molognoni, HR Director and Legal for department updates.
Commissioner Hall attended the Boys and Girls Club Groundbreaking.
Commissioners met with Jeff Climer, Facilities Manager for a department update.

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Reinke made a MOTION to approve the consent agenda. Commissioner Hall **SECONDED**. Discussion Commissioner Reinke reviewed the items for consideration to include commissioner minutes for June 24 – June 28. Motion Passed Unanimously. (Johnson absent)

In the Matter of CEMETERY

Commissioners considered a letter to Twin Falls Cemetery.

Commissioner Hall reviewed the background for the letter to the Twin Falls Cemetery. Linda Wells, Attorney for Twin Falls County presented her findings and a draft letter for the Board to consider. Commissioner Hall noted that Twin Falls Cemetery was in violation of state statute for the Cemetery to be Incorporated and a secondary violation for failure to maintain the property as required by state statute.

Elaine Wright spoke with the Board and stated that she has relatives buried at the cemetery and the cemetery has deteriorated over the years. Ms. Wright reviewed her concerns with the Board and noted that she spent over an hour removing dirt from a grave site to make it presentable. Ms.

Wright presented a letter that she sent to the Cemetery Association on June 10, 2019 regarding her concerns with no response.

Norma Fritzley spoke with the Board regarding her concerns over the lack of maintenance in the Cemetery.

Nancy Smith spoke with the Board about her concerns with the lack of maintenance in the cemetery. Ms. Smith noted that she has spent several hours doing maintenance around her family grave sites.

There was discussion between the Board and Linda Wells, Attorney in regards to the process that the County would follow if the Cemetery does not voluntarily become compliant.

Commissioner Reinke made a MOTION to approve sending a letter to the Twin Falls Cemetery District as presented. Commissioner Hall SECONDED. Discussion Commissioner Reinke noted that he felt this was a good step to begin the process. Commissioner Hall stated that society is judged in how they respect those that have passed on and the way the cemetery is being maintained is not respectful. Commissioner Hall expressed appreciation to the ladies present for bringing their concerns to the Board. Motion Passed Unanimously. (Johnson absent)

In the Matter of BIDS

Commissioners considered a bid award for the County West Parking Lot Project.

Jeff Climer, Facilities Manager reviewed the bid submitted by Emery Inc. in the amount of \$206,622.00 with the Board.

There was discussion among the group regarding the bid and the quality of work Emery Inc. provided the last time they did work for Twin Falls County. Mr. Climer noted he would have to monitor the work daily.

Commissioner Reinke made a MOTION to award the bid to Emery Inc. in the amount of \$206,622.00 for parking lot work. Commissioner Hall SECONDED. Motion Passed Unanimously. (Johnson absent)

In the Matter of GRANTS

Commissioners considered a Rural Idaho Economic Development Professional Grant Award.

Mark Brunelle, Research and Development reviewed the Rural Idaho Economic Development Professional Grant Award with the Board.

Commissioner Reinke made a MOTION to approve the Rural Idaho Economic Development Professional Grant Award and appendix A and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Hall SECONDED. Motion Passed Unanimously.

There being no further business, the Board recessed until 8:00 a.m., July 12, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 12, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 11.

PRESENT: Commissioner Jack Johnson and Commissioner Don Hall.

ABSENT: Commissioner Brent Reinke.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Reinke attended a National Association of Counties Conference in Las Vegas.

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Johnson made a MOTION to approve the consent agenda. Commissioner Hall SECONDED. Discussion Commissioner Johnson reviewed the items in the consent agenda to include a status sheet for Weeds. Motion Passed Unanimously. (Reinke absent)

In the matter of INSURANCE

Commissioners met with Lori Bergsma, Balanced Rock Insurance to consider insurance renewal options.

Lori Bergsma, Balanced Rock Insurance reviewed the insurance renewal options with the Board.

Commissioner Johnson made a MOTION to approve changing health insurance providers to Select Health effective October 1, 2019. Commissioner Hall SECONDED. Discussion Commissioner Johnson noted that Select Health has agreed to not increase the rates more than 5% for the second year. Commissioner Johnson also stated that insurance costs are increasing so changing the carrier will hold the increase down to 1.9 % which is the best option for the County. Commissioner Hall stated that the County will need to do a robust training program for employees during the switch over. Commissioner Hall expressed his appreciation to Select Health for coming forward with a good offer. Motion Passed Unanimously. (Reinke absent)

In the Matter of COUNTY PROPERTY

Commissioners considered a Notice of Other Party in Interest for County Owned Property located at 141 Morrison St. Twin Falls.

Commissioner Johnson made a MOTION to approve the Notice of Other Party in Interest for County Owned Property specifically on the property located at 141 Morris St. Twin Falls. Commissioner Hall SECONDED. Discussion Commissioner Johnson reviewed the items covered by the notice. Commissioner Hall noted that this document will be recorded once all signatures are received. Commissioner Hall also noted that the buyers of the property are aware of the property restrictions as per the non-compete with St. Luke's. Motion Passed Unanimously. (Reinke absent)

There being no further business, the Board recessed until 8:00 a.m., July 15, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 15, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 12.

PRESENT: Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: Commissioner Jack Johnson.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Hall attended a CTG Steering Committee meeting.

Commissioner Hall attended an Idaho Community Foundation meeting.

There being no further business, the Board recessed until 8:00 a.m., July 16, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 16, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 15.

PRESENT: Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: Commissioner Jack Johnson.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioners Hall and Reinke attended a Joining Forces meeting. Commissioners met with Elaine Molognoni, HR Director and Legal for department updates. Commissioners Reinke and Hall attended a State of the City address.

In the Matter of COMMISSIONER PROCEEDINGS

Commissioner Reinke made a MOTION to go into executive session at 9:00 a.m. pursuant to Idaho Code §74-206 (D) records exempt from disclosure - hospital care, medical records. Commissioner Hall SECONDED. Motion passed after roll call vote. (Hall yes, Reinke yes) Johnson absent

Commissioners returned to regular session at 9:15 a.m.

In the Matter of INDIGENT

Commissioners considered County Assistance applications.

Commissioner Reinke made a MOTION to approve case numbers 104084, 104081, 104075 and 104119. Commissioner Hall SECONDED. Discussion Commissioner Reinke recommended denial due to no interview; missing documents. Motion Failed Unanimously. (Johnson absent)

Commissioner Reinke made a MOTION to approve case number 104079. Commissioner Hall SECONDED. Discussion Commissioner Reinke recommended denial due to missing required documents. Motion Failed Unanimously. Motion Failed Unanimously. (Johnson absent)

Commissioner Reinke made a MOTION to continue case number 103904 for 60 days to set for hearing. Commissioner Hall SECONDED. Motion Passed Unanimously. (Johnson absent)

Commissioner Reinke made a MOTION to approve case number 104076. Commissioner Hall SECONDED. Discussion Commissioner Reinke recommended denial pending other resources and due to missing medical records as per Idaho Code 31-3504 (5). Motion Failed Unanimously. (Johnson absent)

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

No items to consider.

In the Matter of MUSEUM

Commissioners considered a Memorandum of Agreement with the State Historic Preservation Office.

No action pending further documents.

In the Matter of ZONING

Commissioners considered a request to release the bond for Canyon Springs Estates Subdivision.

Jon Laux, P&Z Community Development Director reviewed the request with the Board.

Commissioner Reinke made a MOTION to release the bond for Canyon Springs Estates Subdivision. Commissioner Hall SECONDED. Discussion Commissioner Reinke noted that the process would include a letter of release. Motion Passed Unanimously. (Johnson absent)

There being no further business, the Board recessed until 8:00 a.m., July 17, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave. West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 17, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 16.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

There being no further business, the Board recessed until 8:00 a.m., July 18, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 18, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 17.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Reinke and Commissioner Hall attended an Idaho Transportation Department meeting.

Commissioner Reinke and Commissioner Hall attended a District IV Elected Officials meeting in Blaine County.

Commissioner Reinke attended a South-Central Community Action Partnership meeting.

There being no further business, the Board recessed until 8:00 a.m., July 19, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 19, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 18.

PRESENT: Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: Commissioner Jack Johnson

STAFF: Deputy Clerk Cassandra Plaza.

The following proceedings were held to wit:

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Reinke made a MOTION to approve the consent agenda. Commissioner Hall SECONDED. Discussion Commissioner Reinke reviewed the items in the consent agenda to include commissioner minutes for July 1- July 5; an employee requisition for HR and status sheets for the Sheriff's Office and Juvenile Detention. Motion Passed Unanimously. (Johnson absent)

In the Matter of MEETINGS

Commissioner Hall attended a Crisis Center Advisory Committee meeting.

Commissioners Hall and Johnson attended the annual Employee Appreciation Picnic.

There being no further business, the Board recessed until 8:00 a.m., July 22, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 22, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 19.

PRESENT: Commissioner Jack Johnson and Commissioner Brent Reinke.

ABSENT: Commissioner Don Hall.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioners attended a weekly office staff meeting.

Commissioners met with Legal for a department update.

Commissioners met with Jon Laux, P&Z Community Development Director for a quarterly department update.

Commissioners attended an elected officials meeting to discuss the Judicial Complex Project.

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Reinke made a MOTION to approve the consent agenda. Commissioner Johnson SECONDED. Discussion Commissioner Reinke reviewed the items in the consent agenda to include a status sheet for the Sheriff's Office and commissioner minutes for July 8 – July 12. Motion Passed Unanimously. (Hall absent)

In the Matter of BUDGET

Commissioners considered the June accounts payables

Kristina Glascock, Clerk reviewed the June accounts payable with the Board.

Commissioner Reinke made a MOTION to approve the June accounts payable in the amount of \$3,083,920.67. Commissioner Johnson SECONDED. Motion Passed Unanimously. (Hall absent)

In the Matter of ELECTIONS

Commissioners considered the polling places for the August 27th election.

Commissioner Reinke made a MOTION to approve the polling places for the August 27th election for the Filer School District as presented by the Clerk. Commissioner Johnson SECONDED. Motion Passed Unanimously. (Hall absent)

POLLING PLACES AUGUST 27, 2019

FILER SCHOOL DISTRICT – GENERAL OBLIGATION BOND

POLLING PLACE	ADDRESS	PRECINCT
Filer Middle School	299 Highway 30, Filer	Filer 1, 2, 3, Maroa
Hollister Elementary School	2463 Contact Avenue, Hollister	Hollister
Twin Falls County West	630 Addison Ave. W, Twin Falls	Buhl 1, Castleford Mail ballots
EARLY VOTING FOR ALL ELECTIONS - Twin Falls County West, 630 Addison Ave. W, Twin Falls		

There being no further business, the Board recessed until 8:00 a.m., July 23, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 23, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 3.

PRESENT: Commissioner Jack Johnson and Commissioner Brent Reinke.

ABSENT: Commissioner Don Hall.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of COMMISSIONER PROCEEDINGS

Commissioner Reinke made a MOTION to go into executive session at 9:00 a.m. pursuant to Idaho Code §74-206 (D) records exempt from disclosure - hospital care, medical records. Commissioner Johnson SECONDED. Motion passed after roll call vote. (Johnson yes, Reinke yes) Hall absent

Commissioners returned to regular session at 9:15 a.m.

In the Matter of INDIGENT

Commissioners considered County Assistance applications.

Commissioner Reinke made a MOTION to approve case numbers 104083 and 104092. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial due to no interview; missing documents. Motion Failed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to approve case number 103949 as per IMR with a \$25.00 per month pay back and 50% of future tax refunds. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended approval as the client was indigent and the County is the last resource. Motion Passed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to approve case number 104124 for court affixed costs for dates of service 3.23.19 – 3.29.19. Commissioner Johnson SECONDED. Motion Passed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to approve case number 104080. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial as the applicant is not medically indigent. Motion Failed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to approve case number 104122 with a \$100.00 per month pay back and 50% of future tax refunds with payback to start November 1, 2019. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended approval as the client was indigent and the County is the last resource. Motion Passed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to approve case number 104125. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial as the request for rent is for transitional housing and the client has no plan to pay future rent. Motion Failed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to approve case number 104067 with a \$25.00 per month pay back and 50% of future tax refunds. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended approval as the client was indigent and the County is the last resource. Motion Passed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to approve case number 104078. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial as the applicant is not medically indigent. Motion Failed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to suspend case number 104082 pending SSD. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended suspension as the County was not the last resource at this time; client is pending SSD. Motion Passed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to approve case number 104120. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial as the applicant is not medically indigent. Motion Failed Unanimously. (Hall absent)

Commissioner Reinke made a MOTION to suspend case number 104123 pending SSD. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended suspension as the County was not the last resource at this time; client is pending SSD. Motion Passed Unanimously. (Hall absent)

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Reinke made a MOTION to approve the consent agenda. Commissioner Johnson SECONDED. Discussion Commissioner Reinke reviewed the items in the consent agenda to include a status sheet for the Clerk's Office and an employee requisition for the Clerk's Office. Motion Passed Unanimously. (Hall absent)

In the Matter of COMMISSIONER PROCEEDINGS

Commissioner Johnson made a MOTION to go into executive session at 10:55 a.m. pursuant to Idaho Code §74-206 (B) records exempt from disclosure – evaluation, dismissal or discipline of staff. Commissioner Reinke SECONDED. Motion passed after roll call vote. (Johnson yes, Reinke yes) Hall absent

Commissioners returned to regular session at 11:20 a.m.

In the Matter of MEETINGS

Commissioners met with Elaine Mollignoni, HR Director and Legal for department updates. Commissioners met with Connie Stoffer from SIEDO for a quarterly meeting.

There being no further business, the Board recessed until 8:00 a.m., July 24, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 24, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 23.

PRESENT: Commissioner Jack Johnson and Commissioner Brent Reinke.

ABSENT: Commissioner Don Hall.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

Regular Business.

There being no further business, the Board recessed until 8:00 a.m., July 25, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 25, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 24.

PRESENT: Commissioner Jack Johnson and Commissioner Brent Reinke.

ABSENT: Commissioner Don Hall.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Johnson attended a SIRCOMM Board meeting.

There being no further business, the Board recessed until 8:00 a.m., July 26, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 26, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 25.

PRESENT: Commissioner Jack Johnson and Commissioner Brent Reinke.

ABSENT: Commissioner Don Hall.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Reinke made a MOTION to approve the consent agenda. Commissioner Johnson SECONDED. Discussion Commissioner Reinke reviewed the items in the consent agenda to include an employee requisition for Elections and status sheets for the Sheriff's Office and HR. Motion Passed Unanimously. (Hall absent)

In the Matter of CONTRACTS

Commissioners considered a Memorandum of Agreement with the State Historic Preservation Office.

John Kapeleris, Historical Preservation Society President, reviewed the Memorandum of Agreement with the Board.

Commissioner Reinke made a MOTION to approve the Memorandum of Agreement with the State Historic Preservation Office and authorize the Vice-Chairman to sign the documents on behalf of the Board. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that Legal had reviewed the agreement and had no concerns. Commissioner Reinke commended the group for the preservation work they are doing. Commissioner Johnson noted that Twin Falls County passes the funds through to the group. Motion Passed Unanimously. (Hall absent)

In the Matter of RESOLUTIONS

Commissioners considered proposed Resolution #2019-028 to hire outside counsel for bond election.

Commissioner Reinke made a MOTION to approve Resolution #2019-028 to hire outside counsel for bond election. Commissioner Johnson SECONDED. Discussion Commissioner Reinke read the proposed resolution for the record. Commissioner Reinke noted that the Prosecuting Attorney has consented to the hiring of bond counsel. Motion Passed Unanimously. (Hall absent)

Resolution No. 2019-028

A resolution to hire outside counsel for bond election

Whereas pursuant to art. 18, sec. 6 of the Idaho Constitution, the Board of County Commissioners may hire outside counsel with the consent of the Prosecuting Attorney when there is a necessity for the services of outside counsel; and

Whereas an updated judicial complex and/or jail are deemed to be required for the public good and welfare of the County; and

Whereas the County does not have sufficient funds available to pay the cost of the projects and is considering financing such cost through the issuance of bonds of the County; and

Whereas the Board of County Commissioners requires the services of specialized bond counsel to advise the County on matters of Idaho law and federal tax law that affect the County's ability to issue bonds and to structure the County's indebtedness most advantageously; and

Whereas the Prosecuting Attorney has been consulted on the matter and consents herein to the hiring of bond counsel to advise on this issue:

TWIN FALLS PROSECUTING ATTORNEY

/s/ Grant P. Loeb Dated this 22nd day of July, 2019.
Grant P. Loeb

Now, Therefore, Be It Resolved that the Board of County Commissioners will confer with potential bond counsel and may retain an outside law firm to assist with financing a judicial complex and/or jail.

Dated this 26th day of July, 2019.

TWIN FALLS COUNTY BOARD OF COMMISSIONERS

/s/ Don Hall
Don Hall, Chairman

Attested by:

/s/ Jack Johnson
Jack Johnson, Commissioner

/s/ Jame K Archibald for
Kristina Glascock, Clerk

/s/ Brent Reinke
Brent Reinke, Commissioner

Commissioners considered proposed Surplus Property Resolution #2019-029.

Commissioner Reinke made a MOTION to approve Resolution #2019-029. Commissioner Johnson SECONDED. Discussion Commissioner Reinke read the proposed resolution for the record. Discussion Commissioner Reinke noted the equipment was surplus equipment no longer necessary to the Sheriff's Office. Motion Passed Unanimously. (Hall absent)

RESOLUTION NO. 2019-029

WHEREAS, Twin Falls County has certain property which is no longer necessary for County use; and

WHEREAS, Idaho Code §31-808 states the Commissioners can find the property is worth less than \$250.00 and therefore, may be sold at a private sale without advertisement;

NOW, THEREFORE, BE IT RESOLVED by the Twin Falls County Board of Commissioners that the items listed below are hereby declared surplus with a value of less than \$250.00 each and are hereby ordered to be disposed of.

MPH SPEEDGUN #HHM556000946
MPH SPEEDGUN #HHM556000672
MPH PYTHON2 #HYPT54600735
MPH ANTENNA #PYT315009232
MPH ANTENNA #PYT315004862
MPH PYTHON 2 #PYT546000036
MPH ANTENNA #PYT315005645
MPH ANTENNA #PYT315017586
LTI LIDAR #UX015804
KUSTOM HR-12
KUSTOM HR-12

DATED this 26th Day of July, 2019.

TWIN FALLS COUNTY BOARD OF COMMISSIONERS

Don Hall, Chairman

/s/ Jack Johnson
Jack Johnson, Commissioner

/s/ Brent Reinke
Brent Reinke, Commissioner

ATTEST:

/s/ Jame K Archibald for
Kristina Glascock, Clerk

There being no further business, the Board recessed until 8:00 a.m., July 29, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 29, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 26.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioners attended a weekly office staff meeting.
Commissioners met with Legal for department update.
Commissioners met with P&Z and Legal to discuss the comprehensive plan.
Commissioners met with Elected Officials and Lombard Conrad Architects for Judicial Complex Project Final Presentation.

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Reinke made a MOTION to approve the consent agenda. Commissioner Johnson SECONDED. Discussion Commissioner Reinke reviewed the items in the consent agenda to include status sheet for the Treasurer, Sheriff's Office and Public Defender. Motion Passed Unanimously.

In the Matter of RESOLUTIONS

Commissioners considered proposed surplus property Resolutions #2019-030 and 2019-031.

Commissioner Johnson made a MOTION to approve surplus property Resolution #2019-030. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that this vehicle is worth less than \$250.00 and will be disposed of. Motion Passed Unanimously.

RESOLUTION NO. 2019-030

WHEREAS, Twin Falls County has certain property which is no longer necessary for County use; and

WHEREAS, Idaho Code §31-808 states the Commissioners can find the property is worth less than \$250.00 and therefore, may be sold at a private sale without advertisement;

NOW, THEREFORE, BE IT RESOLVED by the Twin Falls County Board of Commissioners that the vehicles listed below are hereby declared surplus with a value of less than \$250.00 each and are hereby ordered to be disposed of.

2004 Ford Crown Vic Vin #2FAHP71W94X155623

DATED this 29th day of July, 2019.

TWIN FALLS COUNTY BOARD OF COMMISSIONERS

/s/ Don Hall .

Don Hall, Chairman

/s/ Jack Johnson .

Jack Johnson, Commissioner

/s/ Brent Reinke .

Brent Reinke, Commissioner

ATTEST:

/s/Jame Kay Archibald for .

Kristina Glascock, Clerk

Commissioner Johnson made a MOTION to approve surplus property Resolution #2019-031. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted that this resolution will dispose of 2 vehicles that are no longer necessary for county use. Motion Passed Unanimously.

RESOLUTION NO. 2019-031

WHEREAS, Twin Falls County has certain property which is no longer necessary for County use; and

WHEREAS, pursuant to Idaho Code§31-808, the Commissioners shall have the power and authority to sell or offer for sale at public auction any real or personal property belonging to the county not necessary for its use; and

WHEREAS, Twin Falls County has determined that the following vehicle and equipment are surplus property and no longer necessary for County use; and

WHEREAS, the sale of said vehicle and equipment, pursuant to Idaho Code §31-808 and §60-106, would be in the public interest

NOW, THEREFORE BE IT RESOLVED by the Twin Falls County Board of Commissioners that the following vehicle and equipment are hereby declared surplus and ordered sold at auction after the date of August 16, 2019:

2006 Ford Crown Vic Vin #2FAHP71W86X166759
1994 Ford Ranger VIN#1FTCR15X4RPB06406

DATED this 29th day of July, 2019.

TWIN FALLS COUNTY COMMISSIONERS

/s/ Don Hall
Don Hall, Chairman

/s/ Jack Johnson
Jack Johnson, Commissioner

/s/ Brent Reinke
Brent Reinke, Commissioner

ATTEST:

/s/ Jame Kay Archibald for
Kristina Glascock, Clerk

In the Matter of GRANTS

Commissioners considered an Idaho Department of Juvenile Corrections grant application for Status Offender Services.

Mark Brunelle, Research and Development Director, reviewed the grant application with the Board.

Commissioner Reinke made a MOTION to approve the Idaho Department of Juvenile Corrections grant application for Status Offender Services and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Johnson SECONDED. Motion Passed Unanimously.

In the Matter of CONTRACTS

Commissioners considered a Contractor Agreement with Emery Inc. for the Chip Seal Project.

Jeff Climer, Facilities Manager reviewed the agreement with the Board.

Commissioner Johnson made a MOTION to approve the Contractor Agreement with Emery Inc. for the Chip Seal Project at County West for an amount not to exceed \$206,622.00. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted the cost is less than what was budgeted. Motion Passed Unanimously.

There being no further business, the Board recessed until 8:00 a.m., July 30, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 30, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 29.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of COMMISSIONER PROCEEDINGS

Commissioner Johnson made a MOTION to go into executive session at 9:00 a.m. pursuant to Idaho Code §74-206 (D) records exempt from disclosure - hospital care, medical records. Commissioner Reinke SECONDED. Motion passed after roll call vote. (Hall yes, Johnson yes, Reinke yes)

Commissioners returned to regular session at 9:30 a.m.

In the Matter of INDIGENT

Commissioners considered County Assistance applications.

Commissioner Johnson made a MOTION to approve case numbers 104102, 104093, 104095, 104115, 104087, 104088, 104103, 104101 and 104113. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended denial due to no interview; missing documents. Motion Failed Unanimously.

Commissioner Reinke made a MOTION to approve case number 104086. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial due to missing required documents. Motion Failed Unanimously.

Commissioner Johnson made a MOTION to approve case number 103951 with a \$25.00 per month pay back and 50% of future tax refunds. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended approval as the client was indigent and the County is the last resource. Motion Passed Unanimously.

Commissioner Reinke made a MOTION to approve case number 104100 as per IMR with a \$25.00 per month pay back and 50% of future tax refunds. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended approval as the client was indigent and the County is the last resource. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to approve case number 104129 for dates of service 7.20.17 – 7.24.17. Commissioner Reinke SECONDED. Discussion Commissioner Johnson noted the case was court affixed costs. The bills were previously submitted but were overlooked. Motion Passed Unanimously.

Commissioner Reinke made a MOTION to approve case number 104131 for dates of service 6.28.19 – 7.03.19. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended approval as the costs were affixed by the courts. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to approve case number 104063 and combine payback with existing case. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended approval as the client was indigent and the County is the last resource. Motion Passed Unanimously.

Commissioner Reinke made a MOTION to approve case number 104090. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended denial as the applicant is not medically indigent. Motion Failed Unanimously.

Commissioner Johnson made a MOTION to approve case number 102921 and pay as per IMR with a \$25.00 per month pay back and 50% of future tax refunds. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended approval as the client was indigent and the County is the last resource. Motion Passed Unanimously.

Commissioner Reinke made a MOTION to approve case number 104091 with a \$25.00 per month pay back and 50% of future tax refunds. Commissioner Johnson SECONDED. Discussion Commissioner Reinke recommended approval as the client was indigent and the County is the last resource. Motion Passed Unanimously.

Commissioner Johnson made a MOTION to approve case number 104126. Commissioner Reinke SECONDED. Discussion Commissioner Johnson recommended denial as the applicant is not medically indigent and the application was untimely. Motion Failed Unanimously.

In the Matter of CONSENT AGENDA

Commissioners considered the consent agenda; items that may be considered include status sheets, employee requisitions, alcohol licenses, Commissioner's minutes and tax cancellations.

Commissioner Reinke made a MOTION to approve the consent agenda. Commissioner Johnson SECONDED. Discussion Commissioner Johnson reviewed the items in the consent agenda to include status sheets for Safe House, Sheriff's Office and District Court. Motion Passed Unanimously.

In the Matter of CONTRACTS

Commissioners considered an Agreement for Municipal Advisory Services with Zion Public Finance, Inc.

Commissioner Reinke made a MOTION to approve the Agreement for Municipal Advisory Services with Zion Public Finance, Inc. and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Johnson SECONDED. Discussion Commissioner Reinke noted that Zions Bank made a presentation to the Board and appeared competent and willing to assist the County as it proceeds through the bond process. Commissioner Johnson noted the agreement is a percentage basis based upon the County proceeding with the bond process. Commissioner Reinke withdrew his motion pending further information.

Commissioner Reinke made a MOTION to table the Agreement for Municipal Advisory Services with Zion Public Finance, Inc. until Thursday, August 1, at 10:00 a.m. Commissioner Johnson SECONDED. Motion Passed Unanimously.

In the Matter of MEETINGS

Commissioners met with Elaine Molognoni, HR Director and Legal for department updates. Commissioners met with Juvenile Probation, Magistrate Probation and Juvenile Detention Supervisors for quarterly update.

There being no further business, the Board recessed until 8:00 a.m., July 31, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 31, 2019, 8:00 a.m.

The Board of County Commissioners reconvened at 8:00 a.m. in regular session, pursuant to the recess of July 30.

PRESENT: Commissioner Jack Johnson, Commissioner Don Hall and Commissioner Brent Reinke.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Reinke attended a Southern Idaho Solid Waste Board meeting. Commissioners conducted a public meeting with neighbors for proposed Rock Creek Trail Expansion Project at the Rock Creek Fire Station meeting room.

In the Matter of INDIGENT

Commissioners considered County Assistance applications.

Commissioner Johnson made a MOTION to uphold the original decision for denial for case number 103917. Commissioner Hall SECONDED. Discussion Commissioner Johnson recommended denial as no one showed to the hearing to provide any further information on the case. Motion Failed Unanimously. (Reinke absent)

There being no further business, the Board recessed until 8:00 a.m., August 1, 2019, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Twin Falls, Idaho, for the transaction of further business of the Board.

In the Matter of ACCOUNTS PAYABLE

Expenditures by fund for July 2019:

Fund 100	Current Expense	\$1,753,518.13
Fund 102	Tort	1,838.67
Fund 106	Safehouse	36,608.56
Fund 108	Capital Projects Fund	3,527.47
Fund 113	Weeds	42,995.01
Fund 114	Parks and Recreation	43,439.61
Fund 115	Solid Waste	512,098.65
Fund 116	Ad Valorem	146,431.50
Fund 118	District Court	52,946.42
Fund 130	Indigent Fund	288,895.85
Fund 131	Public Health	0.00
Fund 132	Revenue Sharing	2,263.29
Fund 136	Pest Control	0.00
Fund 137	Election Consolidation	17,300.09
Fund 174	County Boat License Fund	28,591.27
Fund 175	Snowmobiles	0.00
Fund 196	Justice Fund	958,512.73
Fund 601	T.A.R.C-Health Initiative	-1,514.80
Fund 602	R.E.E.Z	0.00
Fund 604	Federal Drug Seizures	0.00
Fund 606	ISP-JAG Grant	0.00
Fund 607	Cops-Hiring Grant	0.00
Fund 608	Juvenile Correction Act Funds	5,881.85

Fund 609	Tobacco Tax Grant	17,671.30
Fund 610	Boat Grant Waterways Match	2,348.27
Fund 611	Adult Substance Abuse Grant	0.00
Fund 612	ASAT-216	0.00
Fund 613	R.S.A.T Grant	8,425.93
Fund 614	Invasive Check Station	14,296.95
Fund 615	S.U.D Funds	1,003.94
Fund 616	SCAAP	0.00
Fund 617	OHV Law Enforcement	2,119.24
Fund 618	BCP Basic-Safehouse Grant	8,272.59
Fund 619	Restorative Alternative Program	0.00
Fund 620	Status Offender Services	0.00
Fund 621	C.P.D.C	0.00
Fund 622	Southern Idaho Rural Development	0.00
Fund 623	Fairgrounds RV Restroom	0.00
Fund 624	Museum Grants	0.00
Fund 625	Youth Drug Testing-Hit Grant 201	0.00
Fund 630	Fifth District SOS	0.00
Fund 634	Section 157 Occupant Protection	0.00
Fund 635	Parks-Grants	0.00
Fund 636	Ambulance District	0.00
Fund 638	SFP-Twin Falls	212.81
Fund 639	Strength Fam Pro (Burley)	0.00
Fund 644	S.O.R. Sheriff	0.00
Fund 645	JAG Grant	0.00
Fund 650	Twin Falls Co. Sheriffs Reserves	0.00
Fund 651	Sheriff Donation Fund	0.00
Fund 652	Sheriff Drug Seizure Money	147.94
Fund 659	Prosecutor's Drug Seizure Money	0.00
Fund 660	Court Facility/Program Funds	0.00
Fund 663	Sheriff's Youth Plate	0.00
Fund 666	Sheriff-Vests	0.00
Fund 667	Prosecutor Drug Reimb	4,525.24
Fund 671	Twin Falls Co Sheriff Search & Rescue	413.81
Fund 673	Juvenile Probation Misc.	50.00
Fund 674	Twin Falls County Insurance	0.00
Fund 676	VOCA Mediation Grant	4,505.35
Fund 677	Underage Drinking-Media Project	0.00
Fund 679	Centennial Wetland Complex Project	0.00
Fund 681	Problem Solving Courts	30,626.89

Fund 682	Millennium Fund Projects	0.00
Fund 683	Court Assistance	0.00
Fund 684	Family Court Services	1,984.75
Fund 685	DUI Court	0.00
Fund 686	Mental Health Court	0.00
Fund 687	Sheriff's Grants	7,025.16
Fund 691	Coroner-Coverdell Grant	<u>0.00</u>
TOTAL		\$3,996,966.47