

June 27, 2011

Category : Commissioner Minutes 2011

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Madison County Commissioners

Meeting Minutes

JUNE 27, 2011 8:00 AM

COMMISSIONERS ROOM

ATTENDEES Commissioners: Chairman Kimber Ricks, Jon Weber and Todd Smith

Deputy Prosecuting Attorney: Troy Evans

County Clerk: Kim Muir, Deputy Clerk Karen England

AGENDA TOPICS

Health and Welfare (Deputy Clerk Liz Boyce):

Commissioner Ricks made a motion to go into Executive Session at 8:04 a.m. pursuant to Idaho Code 67-2345-1(d) exempt records. Commissioner Smith seconded and voting was unanimous. (Commissioner Ricks-yes, Commissioner Weber-yes, Commissioner Smith-yes). Commissioner Ricks returned to Open Session at 8:14 a.m. Commissioner Weber made a motion to sign liens on Case Nos. 2011048, 2011030, 3011031 and 2011034, sign Decision to Deny on Case No. 2011040, sign Decision to Approve on Case No. 2011041 and sign Decision to Approve and Claim on Case No. 2011022 for non-medical claims. Commissioner Smith seconded and voting was unanimous.

Claims:

Commissioner Smith made a motion to approve the claims presented by the Clerk. Commissioner Ricks seconded and voting was unanimous.

Commissioner Ricks made a motion to approve the minutes of June 13, 2011. Commissioner Weber seconded and voting was unanimous.

Commissioner Ricks moved to approve the personnel actions presented by the Clerk. Commissioner Weber seconded and voting was unanimous.

County Business:

- Committee and Board reports were given by Commissioners.
- Commissioner Ricks reported on East Idaho Solid Waste District meetings.
- Commissioner Ricks sat in on job interviews for a new director at D-7.
- Commissioner Weber reported on Fair Board advertising and Emergency Services Board Personnel actions.
- Sign final budget for the Extension System. Commissioner Ricks moved to approve the agreement with County Extension. Commissioner Smith seconded and voting was unanimous.

Commissioner Ricks made a motion to amend the agenda and sign the minutes of June 13, 2011, rather than June 6th as noted on the Agenda. Commissioner Smith seconded and voting was unanimous. Commissioner Ricks made a motion to approve the minutes of June 13, 2011. Commissioner Smith seconded and voting was unanimous.

Ted Hendricks - Design Review:

Matt Morgan, Ted Hendricks and Keith Davidson discussed the progress on the new parking lot/building. Environmental clearance should be granted by July 15th and construction will begin by Aug. 1st on the parking lot. Matt Morgan will sign a contract between the County and Morgan Construction.

1. Matt Morgan will get information on utilities by July 1st.
2. Matt, from the City, will have information for the paper by July 11th.
3. It will be advertised for 15 days by July 18, 2011. The bids and awards will be reviewed at the August 8th Commissioners' Meeting.
4. Building/parking lot review will be July 11th at 2:00 p.m.

Board Of Equalization - Kevin Snell:

Commissioner Ricks declared Board of Equalization Meeting open at 9:44 a.m. on Monday June 27, 2011. Commissioners Ricks, Weber and Smith all voted yes on the roll call. Clerk Kim Muir, Deputy Prosecuting Attorney Troy Evans, Kevin Snell, Assessor Brent Saurey and Gary Chewey were present.

Kevin Snell is appealing No 1 of 3 of his townhouses common area which includes carports. He went to an attorney, and the County and City reviewed it all. The carports are separate and need to be sold to each owner separately. There are 12 townhouses completed and will be 36 completed townhouses when project is finished.

Appeal No. 2 Developed Road – Main to First South. The 16 lots are valued at full market value. Gary stated they are required to put a value on lots and can use a land/building ration. State tax commission requires land and lot building – stand alone full value.

Parcel No. 16 total lots are all listed on form and there are no sewer, curbs or gutters.

Appeal No. 3 Four-plex is based on improvements. Assessor feels we are being fair with him. We will take under advisement and get back to him shortly on Appeals 2 and 3.

Quenalee Nelson-Tuscany Place Apartments. Mrs. Nelson showed market values and comparable sales and feels Tuscany is valued too high. Gary explained Nauvoo House was a distress sale. It was assessed using net income, mortgage payments and capitalization of income. We will take under advisement and get back to her. Commissioner Ricks returned to Open Session at 10:43 a.m.

Resolution 343 - County Employees Volunteering for Humanitarian Projects:
Commissioner Smith made a motion to approve Resolution 343. Commissioner Weber seconded

and voting was unanimous.

Val Moss - Thornton Road:

Val Moss presented an update on the Thornton Road. He has petitions and would like them entered into the record. There are many utility lines running under the pavement. He requested that the County Commissioners approve their proposal to widen and maintain the road. Access will be allowed through the property, but there is no commitment on the County's part to maintain the road. Dave feels that they will have to put gravel pretty thick to compact well and this process (tailings) hasn't been done by Madison County as yet, but other Counties have been successful. It is probably too small an area for a Cul-de-sac. To make it a legal road, it will have to be widened 6 feet and a place for a fire engine to turn around. Decision is to have Dave get it surveyed and do some overlays. Maintenance of the road for the past 30 years has not been dealt with, but the overriding and most critical issues are the property issues.

Robbie Taylor, Greg Blaser and Brent McFadden-Madison Soil & Water Conservation District:

They would like the County Commissioners to move the allocation to them back to \$6,000. Contingent on funds from the County, Commissioners Ricks will seek to move it back to \$6,000. Robbie gave a handout showing what the District has done to help the community.

Brent McFadden reported on pick-up purchases, building and grounds updates and employee issue updates.

Dave Walrath – Updates on Road and Bridge and Solid Waste:

Dave gave updates on the Twin Bridges research from the boats that went out last week. The bridge is stable for now but the flow may be heavier by next week.

There was a mishap with a wall at Solid Waste, which will be repaired.

Dave was given permission to slowly start trading in the older equipment.

Rob Mickelson - Road and Bridge Agreements/Forest Service Palisades:

Rob wanted to come in, meet the Commissioners. Two main interfaces for him would be Dave Walrath and Captain Bruce Bowler regarding law enforcement.

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Commissioner Ricks moved to amend the agenda to include a final approval on Suzette Thatcher's property. Commissioner Smith seconded and voting was unanimous. Commissioner Ricks moved to cancel the taxes on the Thatcher property in accordance with the proposal made by the Treasurer regarding homeowners' exemptions. Commissioner Weber seconded and voting was unanimous.

Board Of Equalization:

Tony Stallings was asked to appear in place of Richard Marler of Marler Construction. Mr. Stallings provided Mr. Marler with comparables. Commissioner Ricks asked for more detailed information on

the comparables. Mr. Stallings was asked to relay to Richard Marler that he needs to go into the Assessor's Office to resolve this matter.

Nathan Marshall appeared for Daniel Marshall. Appraisal came in above Zion's Bank appraisal in April of this year. The sale of the property was May 23rd and was a distressed sale. The Marshalls are going with comparables and feel they are paying too much compared to the others that have sold. We will get back to him with a decision. Commissioner Weber made a motion to deny claim. Commissioner Smith seconded and voting was unanimous.

Boyd Withers appeared for Golden Valley Developments. Commissioner Ricks has a conflict of interest and excused himself. Property value has doubled since last assessment. Mr. Withers was asked to work with Gary and Brent in the Assessor's Office to resolve this issue.

Jeannie Deveraux for Rexburg Housing, Birch Plaza and Alpine Chalet. When looking at comparables, she feels the assessment on Birch Plaza is too high. When looking at comparables for Alpine Chalet, she feels it is appraised too high. Rexburg Housing's authority refused Gary access to the apartments. He never could get permission so he had no choice but to appraise it from the street. At this point, Gary suggests they go to the State Board of Tax Appeals.

Troy Kartchner and Dan Larsen, by telephone, for Northgate and Southgate Apartments. They could not find any comparable sales. Gary asked for appraisal, construction costs and hard and soft costs. Gary will evaluate and get back to Troy and Dan.

Mike Merrill. Values are different from what he bought the land for and what he has into it. Gary will work with Mike and let Commissioners know.

Eugene Warren Hayes just purchased property in mid December. He is asking for fair market value. He will work with Brent to come to an agreement.

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Brent Saurey -Exemptions:

Brent recommends sending out the long form next spring to those that have not submitted one.

Commissioner Ricks moved to approve the exempt roll as presented by the Assessor.

Commissioner Weber seconded and voting was unanimous.

Board of Equalization was closed.

Commissioner Weber moved to adjourn the meeting at 6:20 p.m. Commissioner Smith seconded and voting was unanimous.

Approved:

Kimber Ricks, Chairman

Jon Weber, Commissioner

Todd Smith, Commissioner