



June 26 & 27, 2023, Emmett, Idaho

Pursuant to a recess taken on June 20, 2023, the Board of Commissioners of Gem County, Idaho, met in regular session this 27th day of June, 2023, at 8:30 a.m.

Present:	Bill Butticci	Chairman
	Kirk Wille	Commissioner
	Mark Rekow	Commissioner
	Shelly Tilton	Deputy Clerk

Whereupon the following proceedings were had, to-wit:

June 26, 2023

**REVIEW AND APPROVAL OF AGENDA:** The Commissioners reviewed the agenda. A motion was made by Commissioner Rekow to approve the agenda for June 27 & 28, 2023 as presented. It was seconded by Commissioner Wille and carried unanimously.

**PROSECUTING ATTORNEY MATTERS:** Deputy Prosecutor Tahja Jensen met with the Commissioners to discuss legal matters. Payment agreements for 4H sales and a letter from Jason Canaday regarding property valuation and taxes was discussed.

At 9:17 a.m. a motion was made by Commissioner Rekow to go into executive session 74-206(1) (b) for personnel matters. It was seconded by Commissioner Wille and carried unanimously.

Regular session reconvened at 9:48 a.m.

**SECURE RURAL SCHOOLS FUNDING ELECTION TO RECEIVE PAYMENT:** Clerk Tilton discussed the funding allocation options and explained the difference between Title 1 being paid directly to the county, Title 2 being held by the Forest Service and applied for through a Resource Advisory Committee (RAC) grant and Title 3 being used by the county for specific special projects with a lot of federal reporting requirements. With Gem County receiving less than \$100,000 the county can elect to receive it all as Title 1 which is the least restrictive option allowing the county full use and authority over the funds.

A motion was made by Commissioner Wille to elect to receive the SRS payment and apply 100% to Title 1 as presented. It was seconded by Commissioner Rekow and carried unanimously.

**CONSENT AGENDA:** A. Remote Records Access and Use Agreement with Fidelity National Records Access and B. Red Fir Minor Subdivision Finding, Conclusions, Conditions, Order.

A motion was made by Commissioner Rekow to approve consent items A. and B. on the consent agenda as presented. It was seconded by Commissioner Wille and carried unanimously.

**FAIRGROUNDS GRANDSTAND CANOPY PROJECT ARPA FUNDING REQUEST FOR ELECTRICAL POWER RECONNECTION AND LIGHT REPLACEMENT:**

Commissioner Butticci discussed electrical reconnection and light replacement that is needed for the grandstand canopy project.

A motion was made by Commissioner Rekow for the fairgrounds grandstand canopy project to approve ARPA funding for the electrical reconnection and light replacement in the amount of \$5057.00. It was seconded by Commissioner Wille and carried unanimously.

**MINUTES APPROVAL:** The minutes for June 20th were reviewed. Commissioner Rekow made a motion to approve the minutes of June 20th as presented. It was seconded by Commissioner Wille and carried unanimously.

**PUBLIC WALK-IN:** No members of the public met with the Commissioners.

**ALCOHOL BEVERAGE LICENSE TRANSFER FOR MULEY'S AT OLA LLC:** The Commissioners reviewed a request for a transfer of an alcohol beverage license for Muley's at Ola. Kirri Mann and Poppy Darby met with the Commissioners on this request. They are purchasing the restaurant from the previous owners. He said that ISP was out the other day to approve them for the state license.

A motion was made by Commissioner Wille to approve the transfer of retail alcohol license #11 for Muleys at Ola LLC. It was seconded by Commissioner Rekow and carried unanimously.

**ADMINISTRATIVE TIME:** The Commissioners worked on administrative items.

**The Commissioners recessed at 12:00 p.m. for lunch to reconvene at 1:30 p.m.**

Commissioner Wille was absent from the meeting.

**AMERICANS WITH DISABILITIES ACT (ADA) PROJECT STATUS AND BUDGETING DISCUSSION:** County ADA Coordinator Larry Robertson provided a status update of county ADA projects.

Commissioner Wille re-joined the meeting.

**EXPENSE CLAIMS APPROVAL:** The claims presented were reviewed. Commissioner Rekow made a motion to approve the claims as presented and as initialed on the individual claim forms. It was seconded by Commissioner Wille and carried unanimously.

**FISCAL YEAR 2024 BUDGET DISCUSSION:** The Commissioners discussed budget requests for the Treasurer and Ambulance Department. Public Defense contract and budgeting was also discussed. Commissioner Wille will talk with the current Public Defender about their intent to continue for the upcoming fiscal year.

**The Board recessed at 5:00 p.m. to 8:30 a.m. on June 27, 2023.**

**June 27, 2023**

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

**BOARD OF EQUALIZATION:** While being recorded an appeal from Lowell Rosenbaum on parcel RP06N01W089190. Assessor Hollie Ann Strang, Appraiser Martha and Steve Mitchell as well as applicant Lowell Rosenbaum were sworn in. Mr. Rosenbaum attended via telephone. Lowell said that his property assessment is outlandish. He said he understand what is going on in the county. He doesn't know what the sales or comparables are and mentioned the Little property in town. He said his property increased from last year. He said he wouldn't get the assessed value on this land if it were bare. He questions the value. He assumes he and his neighbors have similar land values. Assessor Hollie Ann Strang introduced City Residential Appraiser Steve Mitchell who presented the valuation. Steve addressed land values and stated that Mr. Rosenbaum's value had an error in a previous year causing the property to be undervalued for that year. This was corrected for the current year. Steve reviewed comparable sales in the area. Clerk Tilton and Assessor Strang commented to help Mr. Rosenbaum with the location of one of the parcels. Steve provided a copy of the information that he read his information from. Commissioner Butticci discussed the mistake that provided the applicant a drop in value and benefit in less taxes for a year. Mr. Rosenbaum said he isn't arguing

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the numbers, he doesn't doubt the numbers are real and he was just taken back with the value change. He said that in Gem Park Estates, his lot isn't part of the HOA, it was separated from the subdivision. He does have sewer and water but has gravel rather than a paved street in front of his house. Hollie Ann stated they are aware that the property is not in the subdivision. He receives the benefit of the subdivision without the responsibility of the HOA fees. Mr. Rosenbaum stated that he volunteers paying the subdivision fees. Hollie Ann stated it is believed the value is accurate based on comparable sales. Property values of Payette River area lots was discussed.

Commissioner Rekow stated he feels it has been shown that the valuation should be upheld. It is clear that the values are at market value. Commissioner Wille agreed.

A motion was made by Commissioner to Wille to sustain the Assessor's valuation. It was seconded by Commissioner Rekow and carried unanimously.

Assessor Strang presented administrative requests. These are either changes that were realized or constituents that came in to discuss their assessment after values were sent out. They are mostly properties that had a site visit or had information presented that they determined a need to request changes on.

Single wide mobile homes within the county had an error made on them that need to be adjusted down about 80%. A list of these parcels was provided and entered into the record as Exhibit A.

Additional administrative requests included the following parcels. Assessor Strang read each of these into the record with the details of the request. RP07N01W337700 Larry and Nancy DeGrange, RPC510000100110 Lawrence Jr and Megan Brooksher, RP06N02W217055 Paul and Stephanie Messier, RP07N01W273095 Brian and Valarie McCauley, RP07N01W273330 Brian and Valerie McCauley, MH06N03W225700 Jonathon and Karla Wayman, RP06N03W225700 Jonathon and Karla Wayman, RP07N03W130650 J Bar J Ranch LLC, RP07N03W124851 Rim Fire Ranch LLC, MH07N03W126600 Rim Fire Ranch LLC, RPC61400010030 Steven and Brenda Starmer, RP06N01W060850 Pet Adoption League of Gem County, LR06N02W149013 SLO Properties, RP07N02W197200 Jason and Suzette Ansay, RP07N02W197225 Jason and Suzette Ansay, RPC6095000016A Emmett Thaynville Trust, RPC6095000015A Emmett Thaynville Trust, MH06N01W097801 Glenna Marakis, RP06N01W030788 Allan and Mary Tice, RP07N02W315660 Idaho 3785 LLC, RP07N02W315600 Idaho 3785 LLC, MH07N02W315661 Jan Ertl, MG07N02W315600 Jann Ertl, RP07N02W368843 Kenneth Houston, RP07N01W326530 William and Willa Jean Farrell and MH07N01W326530 William and Willa Jean Farrell.

A motion was made by Commissioner Rekow to uphold (Amend to the Assessor's Recommended Value) the Assessor's office

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administrative requests as well as Exhibit A on the 339 single wide mobile homes as presented. It was seconded by Commissioner Wille and carried unanimously.

A motion was made by Commissioner Rekow to recess as a Board of Equalization and re-convene as a Board of Commissioners. It was seconded by Commissioner Wille and carried unanimously.

**DEVELOPMENT SERVICES AND BOARD OF COUNTY COMMISSIONERS PLANNING:**

Deputy Prosecutor Tahja Jensen and Development Services Director Jennifer Kharrl met with the Commissioners to continue the review of the property rezone process that was started last week. Jennifer went over changes that were made to the rezone packet from last week's discussion. Tahja discussed the requirement to use the ordinance for decision making and need to make a complete record. Water and sewer standards are not currently in county code, Southwest District Health is relied upon for these standards.

**ADMINISTRATIVE TIME:** The Commissioners worked on administrative matters.

**The Board recessed at 5:00 p.m. to 8:30 a.m. on July 3, 2023.**

Approved: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Clerk