



July 5, 2022, Emmett, Idaho

Pursuant to a recess taken on June 28, 2022, the Board of Commissioners of Gem County, Idaho, met in regular session this 5th day of July 2022, at 8:30 a.m.

Present:	Mark Rekow	Chairman
	Bryan Elliott	Commissioner
	Bill Butticci	Commissioner
	Sarah Story	Deputy Clerk

Whereupon the following proceedings were had, to-wit:

July 5, 2022

REVIEW AND APPROVAL OF AGENDA: The Commissioners reviewed the agenda. A motion was made by Commissioner Butticci to approve the agenda as presented. It was seconded by Commissioner Elliott and carried unanimously.

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 Elliott and carried unanimously.

BOARD OF EQUALIZATION- ADMINISTRATIVE VALUATION APPEALS: While being recorded, valuation of administrative parcels were reviewed. Those present were Assessor Strang, Residential Appraiser Marth Heuston and Deputy Prosecutor Tahja Jensen. Assessor Hollie Ann Strang and Marth were sworn in.

Assessor Strang discussed adjustments being requested in order to make valuation fair and equitable for the parcels.

Parcels reviewed for valuation change included RP07N02W367848 for Melvin & Bonita Forrey, RP07N02W367860 for Kip L & Mekayla D Buck, RP07N02W367890 for Gary G & Barbara M Swartzlander, RP07N02W367975 for Pete & Karen Zubieta, RP07N02W368055 for Chris & Vanessa Los, RP07N02W368075 for Thomas C Sr & Roxane E Kennedy, RP07N02W368095 for Rick A Drain, RP07N02W368110 for Cheryl Paoli & Stanley Kolby, RP07N02W368138 for John M Petros & Collette Tuteurpetros, RP07N02W368145 for The Gary P & Nadine A Chuba Revocable Living Trust, RP07N02W368150 for Christopher D Kimball, RP07N02W368176 for Alfred N & Linda S Colton, RP07N02W368186 for Rick & Leeann E Davis, RP07N02W368223 for Kenneth J & Tracey L Loftus,

RP07N02W368290 for Kent James & Lindsey Leigh Adams,
RP07N02W368345 for Steven E & Rachel L Crawford, RPE1500A010020
for Frank & Kathleen M Piscitelli, RPE1500A010030 for Michael
Alan & Sage Marie Knittel, RPE1500A010040 for Michael J & Kristy
K McGrath, RPE1500A010050 for Allan W & Christine M Morrow,
RPE1500A010080 for Howard P & Paula Jean Williams,
RPE1500A010090 for Ilya & Anna V Katan, RPE1500A010100 for Sean
C & Janette Geren, RPE1500A010110 for Patrick W & Claudette M
Alcisto, RPE1500A010120 for Andrew R & Jessica E Seeley,
RPE1500A010130 for Toll Southwest LLC, RPE1500A010140 for
Jennifer R Alexander & Philipp J Schlecht, RPE1500A010150 for
Chad & Alicia Harrington, RPE1500A010160 for Michele Lee & Chet
Dale III Cole, RPE1500A010170 for Richard A & Kim Franklin
Weeks, RPE1500A010180 for Toll Southwest LLC, RPE1500A020010 for
James Michael Waltermire, RPE1500A020020 for Martin D Casper &
Judy I Terry, RPE1500A020030 for Toll Southwest LLC,
RPE1500A020040 for Steven J & Maximiliana R Bourque,
RPE1500A020050 for Dennis Fields & Christine M Maloney-Fields,
RPE1500A020060 for The Kappes Family Living Trust,
RPE1500A020070 for Scott A & Colleen D Wilson, RPE1500A020080
for Jordan K & Karen Gibson, RPE1500A020100 for Emily Donica,
RPE1500A020110 for Kathleen L Greber & Richard J Bodan,
RPE1500A020120 for Triston Tye & Che Sadara Miller,
RPE1500A020130 for Jeffrey A & Louise M Baker, RPE1500A020140
for Shawn T Ruska, RPE1500A020150 for Leah Deangelis,
RPE1500A020170 for The John Angus & Viola Bell Bowman Revocable
Trust, RPE1500A050030 for Leslie Choy, RPE1500A050040 for
Chapman Building Company LLC, RPE1500A050050 for Chapman
Building Company LLC, RPE1500A050060 for Tyler Matthew & Emily
Mae Newcomb, RPE1500A050070 for Glenn Frank Jr & Deserie Brooks,
RPE1500A050080 for Jonathan & Alexis S Gamboa, RPE1500A050090
for Tina L Brown, RPE1500A050100 for Kyle A Kazarian,
RPE1500A070020 for 210 Main LLC, RPE1500A070030 for 210 Main
LLC, RPE1500B010190 for Tradition Capital Partners LLC,
RPE1500B010200 for Joe M & Cindy L Conner, RPE1500B010210 for
Collin Douglas Morrison & Virginia Sue Flore-Morrison,
RPE1500B010220 for Richard & Nicole Wilson, RPE1500B010230 for
Toll Southwest LLC, RPE1500B010240 for Toll Southwest LLC,
RPE1500B030020 for Toll Southwest LLC, RPE1500B030050 for The
Edward Hardy & Judy Ann Stewart Living Trust, RPE1500B030060 for
Traditional Capital Partners LLC, RPE1500B030070 for Toll
Southwest LLC, RPE1500B030090 for Toll Southwest LLC,
RPE1500B030100 for Toll Southwest LLC, RPE1500B030110 for
Virginia Dale Wells & Tracy Leon Woltman, RPE1500B030140 for
Claire Marie & Michael Angelo Magnolo, RPE1500B040060 for Toll
Southwest LLC, RPE1500B040070 for Nathan Darragh, RPE1500B040080

for Tradition Capital Partners LLC, RPE1900002024A for Ryan Atwood, RPE1900002026A for Penny Buckland & Chad Clawson, RP06N01W061140 for Dorothy Ann & Arthur I (estate) Guillard, RP06N01W078180 for Tony & Tina Parra, RP06N01W078186 for Wickstrum Family Trust, RP06N01W078321 for Wickstrum Family Trust, RP06N01W081238 for Tommy D & Rebecca M Maughan, RP06N01W083908 for 333 Hazel Avenue LLC, RP06N01W084058 for Gary E & Antoinette L Harkless, RP06N02W056386 for Janice L Arbaugh, RP06N02W130536 for The Kishpaugh Trust, RP06N02W217055 for Paul & Stephanie Messier, RP07N01W309080 for Mark A & Kristy Gunderson, RP07N02W251351 for Keith A & Patricia Shumaker, RP07N02W254280 for Michael H & Pamela Zimmering, RP07N02W367960 for Francis E & James D (estate) Frisbee, RPC6073000004B for Felicitas Burnham, RPC63550010050 for The Joey & Tonya Keene Trust, RPC83850010020 for Kelsey & Brit Peterson, RPE10700020050 for Cade A & Conner N Moran & Brenda Wilson Halone, RPE1090A020070 for Andrew J & Brenda M Vestal, RPE1090B010060 for Lori M Eisinger, RPE1212B060020 for Paula F & Ronald C Jenkins, RPE1850A030410 for James Heimberger, RPE2320003008A for Kelly Dianne & Adrian James JR Martinez, RPE2350B070010 for Tommy D & Rebecca M Maughan, RPE3150C09004A for Richard D & M Louise Hodgins, RPE3230002001B for Kathleen Koskella, RPE33600150070 for Chris Cozzolino, RPE3360019002A for Michael J & Linda Lowe, RPS6400000010D for Paul & Gail Springer, RP06N01W303075 for The Ryan L & Heather N Stinson 2021 Revocable Trust, RP06N03W102700 for Kenneth L & Kate Rutherford, RP06N03W131538 for Chris & Erin Bustos, RP08N01E119301 for The Eric & Shelly Paino Trust, RP06N01W081255 for SLC Investments LLC, RP06N03W016980 for Ray Aiken, RPC8580B000010 for Vernon S & Donna J Marsh, RPE8870B020010 for Sunbeam Acres LLC, RP06N02W224800 for Little Enterprises LLLP, RP06N01W096155 for Terry L & Carol I Gardner, RPE2400001010B for Ivan J & Susan A Fry, RPE24000010110 for Ivan J & Susan A Fry, RPE24000010120 for Ivan J & Susan A Fry, RP09N01E234800 for Little Enterprises LLLP, RP06N01W180676 for Gem Business Center LLC, RPE32100010040 for Terrence J Matthews, RP06N01W083433 for Robert & Cynthia Snow, RPE2350A030060 for Daniel & Lynee Adkins, RP06N02W129420 for Emmett Investment Properties LLC, RP06N02W129425 for Emmett Investment Properties LLC, RP07N03W275700 for Mac & Jene Taylor, RPC6120B020130 for John & Moorea Holmes, RP06N02W223976 for Cyril McCool, RPC6120B020330 for Val & Susan Isaacson, RPE1212A040090 for Arturo U & Maria G Ayala, RP06N01W084055 for Kaleb Vincent & Rebecca Marie Wagy, RP06N02W071650 for Joseph & Amanda Samarin, RP06N02W277650 for Lance A & Angela D Phillips, RP07N01E171230 for Clint & Laura Parish, RP07N01W347345 for Jesse E & Kathy L Busse, RP07N02W366226 for David Dapcevich & Kathleen Moats, RP07N03W157760 for Charles & Ruth Korth,

RPC51650010020 for Steven R & Alaina King, RPE1225A010120 for Eve Coleman.

A motion was made by Commissioner Elliott to accept the administrative request for value change from the Assessor Hollie Ann Strang as presented. It was seconded by Commissioner Butticci and carried unanimously.

A motion was made by Commissioner Rekow to adjourn as a Board of Equalization and reconvene as a Board of Commissioners. It was seconded by Commissioner Elliott and carried unanimously.

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 Elliott and carried unanimously.

BOARD OF EQUALIZATION- MARIA SALAZAR VALUATION APPEAL: While being recorded, an assessment appeal was heard for Maria Salazar on Assessor's Parcel RPE3340001005A. Those present were Assessor Strang, Deputy Prosecuting Attorney Tahja Jensen and Clerk Tilton. Assessor Strang was sworn in.

Assessor Strang advised that property owner Maria Salazar withdrew her repeal per her email advising that she accepted the reappraisal of her property which resulted in a change in the property's assessment from \$424,383 to \$229,127 with a taxable value of \$134,132. She advised that there were errors identified which resulted in the assessment change.

A motion was made by Commissioner Butticci to accept from Assessor Hollie Ann Strang the change to the property at RPE3340001005A as presented. It was seconded by Commissioner Elliott and carried unanimously. The appeal process was discussed.

A motion was made by Commissioner Rekow to adjourn as a Board of Equalization and reconvene as a Board of Commissioners. It was seconded by Commissioner Elliott and carried unanimously.

PUBLIC WALK-IN: Del Gray from the Emmett Messenger met with the Commissioners to discuss property taxes and the county budget.

CONSENT AGENDA: A. Zwygart John CPA agreement for outside and single audit services, B. Title for 1988 Ford F25 VIN 1FTHF26H1JPA08384, C. Schitts Creek Minor Subdivision plat and D. USDA Forest Service Noxious Weed agreement.

A motion was made by Commissioner Butticci to approve the consent agenda items A-D as shown. It was seconded by Commissioner Elliott and carried unanimously.

MINUTES: The minutes for June 27 & 28, 2022 were reviewed. A

motion was made by Commissioner Elliott to approve the minutes for June 27 & 28, 2022 as amended. It was seconded by Commissioner Butticci and carried unanimously.

PROSECUTING ATTORNEY MATTERS: Deputy Prosecuting Attorney Tahja Jensen spoke on various county legal matters. Items that she talked about were the Emergency Operations Center office, the Memorandum of Understanding with the Recreation Center and Code Enforcement.

EXECUTIVE SESSION FOR PERSONNEL MATTERS: At 11:47 a.m. a motion was made by Commissioner Rekow, seconded by Commissioner Butticci and carried unanimously to go into executive session under Idaho Code 74-206(1)(b) for matters regarding personnel with a roll call vote as follows: Commissioner Butticci, aye, Commissioner Elliott, aye and Commissioner Rekow, aye.

Regular session reconvened at 12:06 p.m.

The Commissioners recessed at 12:10 p.m. for lunch to reconvene at 1:30 p.m.

IDAHO POWER RIGHT OF WAY PERMIT DISCUSSION: Road and Bridge Supervisor Neal Capps advised that Idaho Power is asking for a 5 year blanket permit for them to do their tree maintenance and herbicide application in their right-of-ways. He talked about concerns with the chemical they would be using. Deputy Prosecuting Attorney Tahja Jensen recommends talking to the Noxious Weed Department in regards to the chemicals. Commissioner Butticci stated that he doesn't have an issue with the permit, but that a fair fee needs to be set.

ROAD DEPARTMENT UPDATE: Road and Bridge Supervisor Neal Capps spoke on various projects they completed and are working on. Other items that he talked about were mowing, fuel, water lines at the fairgrounds, training on paving roadways, truck & machine maintenance, surplus items, the truck route ordinance and rezones. He advised that the Transportation Plan should be to him today. He talked about concerns with the intersection at Substation and 12th St.

SHERIFF'S OFFICE VACATION CARRY OVER REQUEST: Captain Katie Rolland advised that a jail employee has 148 hours and just accrued another 160 hours. She advised that time off was requested but was not able to be taken due to being on FMLA. Clerk Tilton provided information on FMLA guidelines. Katie advised that since they have a vacant position, they have the funds to pay for this request. This request is in the amount of

\$3204.20. Katie advised that they were short staffed which made it difficult to take vacation time.

A motion was made by Commissioner Butticci to approve the Sheriff's request for the payout of the vacation time to the deputy for 148 hours at \$21.65 per hour. It was seconded by Commissioner Elliott and carried unanimously.

ELECTION FACILITY DISCUSSION: Clerk Tilton discussed having an engineer look at two properties the county owns and helping to assess what size and best feasibility for an election storage facility. Demolition of the duplex the county owns was discussed.

RUNYON COMMERCIAL MINOR SUBDIVISION: Development Services Director Jennifer Kharrl reviewed the Runyon Commercial Minor Subdivision request. The applicant, Sawtooth Land Surveying LLC, on property owned by Gibson Property LLC, have applied for a minor subdivision to create two (2), industrial lots on approximately 5.16 +/- acres located in the M-2, Heavy Industrial zone. Items that she described was the location of the property, right-a-way and access. There were no letters of concern received.

A motion was made by Commissioner Elliott that for the Runyon Minor Subdivision to approve as presented and shown. It was seconded by Commissioner Butticci and carried unanimously.

INDIGENT APPLICATIONS: There was no need to go into Executive Session. Deputy Clerk Sarah Story is asking for release of liens to be signed on the following closed cases: 15-033, 15-047, 16-009, 16-043, 16-047, 16-051, 16-052, 17-001, 17-002, 17-012, 17-016, 18-043, 19-033, 19-036, 20-002, 20-026 and 20-027.

A motion was made by Commissioner Butticci to approve the Releases of Liens as presented by the Indigent Clerk. It was seconded by Commissioner Elliott and carried unanimously.

The Board recessed at 5:00 p.m. to 8:30 a.m. on July 11, 2022.

Approved: _____
Chairman

Attest: _____
Clerk