

PROCEEDINGS COUNTY COMMISSIONERS

SHOSHONE COUNTY, IDAHO

BOOK 2017

Monday, July 10, 2017

The Board met pursuant to recessing Thursday, July 6, 2017.

Present:

Commissioners: Jay Huber
Mike Fitzgerald
John Hansen
Deputy Clerk: Susan K. Hendrixson

The following proceedings were had to-wit:

The Board convened at 9:30 a.m. as a Board of Equalization for an appeal hearing on the following:

RPG0050062000A	Fairway Shopping Center, LLC	Value: \$187,099
RPG00000051400A	Fairway Shopping Center, LLC	Value: \$559,481

Those in attendance: Commission Chairman Mike Fitzgerald, Commissioner John Hansen, Commissioner Jay Huber, Deputy Clerk Susan Hendrixson, Deputy Assessor John Furlin, Lois Arvidson, Assessor Jerry White and Steve Arvidson via conference call. Chairman Mike Fitzgerald presided and Steve Arvidson was sworn in to present testimony. The hearing was turned over to Steve and he stated that he used the income and expense approach for valuation on the Shopping Center, parcel #RPG00000051400A, which he believes should be valued at \$400,000. Deanne Fitzgerald passed out information that was submitted to the Assessor's office yesterday by Steve for the Board to review. He stated that income has been increased to what they believe is about maximum for what the market will bear in Pinehurst. The property tax is a large percent of rental income and after expenses, the profit is very small. The hearing was turned over to Deanne Fitzgerald who reviewed the information on the Shopping Center parcel with the Board. The property consists of a strip mall, pavement, Old Gary's Drug, bldg (shop), carport, canopy and roof cover. It was built in 1960 with some upgrades in 1980. She also reviewed four (4) commercial sales that took place in Pinehurst in 2016. Following further discussion, a motion was made by Commissioner Fitzgerald, seconded by Commissioner Huber that based on the information provided on this parcel, to take the information presented under advisement reaching a decision by 5:00 p.m. today. The motion carried unanimously.

The hearing was again turned over to Steve Arvidson to review the information presented on the apartment building, parcel #RPG0050062000A, which he believes should be valued at \$110,432. Steve stated that there are three (3) apartments in this building, the building is sixty (60) years old, and nothing is rented in this building. The hearing was turned over to Deanne who stated that the property consists of a small store front facing Division St., small decks, canopies, and residential living areas. The total square footage for all improvements is 7,174 – valued at \$26.08 a square foot. Following further discussion, a motion was made by Commissioner

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Hansen, seconded by Commissioner Huber that based on the information presented to uphold the Assessor's value on this parcel. The motion carried unanimously.

The Board convened at 10:30 a.m. as a Board of Equalization for an appeal hearing on the following:

3 Parcels	Village Management, LLC	
2 Parcels	H2O, LLC	
1 Parcel	F&B, LLC	
4 Parcels	S&W Ops, LLC	Value: \$23,705,763
22 Parcels	Apartment, LLC	(all parcels combined)
54 Parcels	Powder, LLC	
79 Parcels	Golf, LLC	

Those in attendance: Commission Chairman Mike Fitzgerald, Commissioner John Hansen, Commissioner Jay Huber, Deputy Clerk Susan Hendrixson, Deputy Assessor John Furlin, Chief Deputy Assessor Connie Holmquist, Assessor Jerry White, Attorney representing the various owners at Silver Mountain Peter Smith, Karey Scholey, Jeff Colburn, Tryg Fortun, and other members of the public. Chairman Mike Fitzgerald presided and those that were to present testimony at the hearing were sworn in. Commissioner Fitzgerald asked Karey Scholey for a breakdown on each entity's appeal and if their parcels were personal property or real property. The hearing was then turned over to Attorney Peter Smith. The entire property is assessed for twenty three million dollars and the property was purchased in 2016 for five million dollars, and they believe the total value should be five million. The hearing was turned over to Tryg Fortun who gave an overview on how the price was negotiated on these properties to five million dollars, with thirty million dollars worth of repairs that need to be done in the next eleven years. This property was purchased October 20, 2016. The hearing was turned over to Silver Mountain Manager Jeff Colburn who passed out and reviewed a report of Silver Mountain Combined Financials for 2007 to 2015. Karey Scholey then briefly reviewed the appeal packet spreadsheets. The hearing was then turned over to Assessor Jerry White who reviewed and passed out a packet of information regarding the valuation of this property. Following further discussion and questions, a motion was made by Commissioner Huber, seconded by Commissioner Hansen that based on the information presented to uphold the Assessor's value. The motion carried unanimously.

The Board re-convened at 3:00 p.m. as a Board of Equalization to make a decision on the follow parcel on appeal:

RPG00000051400A	Fairway Shopping Center, LLC	Value: \$559,481
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Those in attendance: Commission Chairman Mike Fitzgerald, Commissioner John Hansen, Commissioner Jay Huber, and Deputy Clerk Susan Hendrixson. Based on the information and recommendation provided by the Assessor, a motion was made by Commissioner Fitzgerald, seconded by Commissioner Huber to amend the Assessor's value on this as follows: Land: \$125,062 and Building: \$350,079 for a total assessed value: \$475,141. The motion carried unanimously.

The Board convened at 4:15 p.m. as a Board of Equalization for a Notice of Change for the 2017 Assessment Roll, Mobile Home moved to Kootenai County in 2016. Parcel #MH-00670 – Value Adjustment from \$16,701 to -0-.

There being no further business to be brought before the Board, the Board of Commissioners adjourned as a Board of Equalization.

Thereafter, the meeting adjourned.

ATTEST Peggy White
County Clerk

Approved: 
Chairman

By: 
Deputy Clerk

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Tuesday, July 11, 2017

The Board met pursuant to recessing Monday, July 10, 2017.

Present:

Commissioners: Jay Huber

Mike Fitzgerald

John Hansen

Deputy Clerk: Susan K. Hendrixson

The following proceedings were had to-wit:

The Board met with Vince Peterson and Shannon Atkins with the Shoshone County Transfer Station at 1:00 p.m. for a workshop to discuss and consider Transfer Station/Solid Waste operation procedures. Topics discussed were aimed at improving services provide to the public and increasing overall efficiency of operations. Acceptance of credit cards (credit card machine the same as the existing County's system and LAN) for garbage received is installed and functional at the scale house. The amount collected has increased since its installation. Additional employee training is required and to occur immediately. Hours of operation were examined: open to the public, office and hauling. Open to the public time (8 am – 4 pm, 360 days per years) were estimated to be in-place for approximately the last 10 years The bulk of community use has been observed to be from 8 am – 9 am. Very little use is after 3 pm. Office hours are from 7 am – 3 pm with billing and administration occurring early in the morning prior fielding public requests. Garbage transport to Missoula is 5 days a week. Analyses of hours of operation indicated that no change is required. It was noted that additional part-time employee(s) would make for better scheduling. The new concrete floor is failing. A meeting with the contractor is to be scheduled. Frequency for wood acceptance from residence is set a 1 load per resident per day. It was noted that this is too restrictive to the public with respect to how the public needs to deliver wood debris. To allow for more per day, enough wood bins are on hand but will require swapping out and extra man hours on Monday to transfer the wood to government. Wood topics requiring further discussion included: sorting of wood debris, chipping/grinding and fees associated with disposal. The next Solid Waste Workshop was scheduled for 10 am, July 19, 2016.

The Board met at 2:00 p.m. for a 2017/2018 budget review/work session.

Thereafter, the meeting adjourned.

ATTEST Peggy White
County Clerk

Approved: 

Chairman

By: 

Deputy Clerk

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SHOSHONE COUNTY, IDAHO

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Wednesday, July 12, 2017

The Board met pursuant to recessing Tuesday, July 11, 2017.

Present:

Commissioners: Jay Huber

Mike Fitzgerald

John Hansen

Deputy Clerk: Susan K. Hendrixson

The following proceedings were had to-wit:

The Board convened at 9:45 a.m. and the meeting was called to order. A motion was made by Commissioner Fitzgerald, seconded by Commissioner Hansen to amend the consent agenda and add a 2017 Beer, Wine & Liquor License that needs to be approved this week, and approval of a signing a Joint Letter to US EPA from North Idaho Board of Commissioners regarding the Kalispel Tribe of Indians request to re-designate the Kalispel Reservation to be a Class 1 air quality area under the Clean Air Act. The motion carried unanimously. The consent agenda was reviewed for consideration as follows:

OLD BUSINESS:

1. Consideration and Decision of the Minutes of the Commissioners' Public Agenda Session dated Monday, July 3 to Friday, July 7, 2017 – A motion was made by Commissioner Fitzgerald, seconded by Commissioner Hansen to approve the minutes as presented. The motion carried unanimously.

NEW BUSINESS:

1. **Consent Agenda** – (These items will be enacted by one motion unless requested by a Commissioner that one of more items be removed for separate discussion.)
 - Area Agency on Aging – Contract Modification #1518-05 for the Silver Express Shuttle and Shoshone County Veterans Van
 - Resolution 2017-24 Amending Resolution 2017-22 Approving the Purchase For Shoshone County Sheriff's Department Vehicles (2) per Idaho Code 67-2803(2)
 - 2017 Beer, Wine By the Drink License #80, S&W Ops, LLC – Galena Ridge Golf Course/Kellogg
 - Approve Signing a Joint Letter to US EPA from North Idaho Board of Commissioners regarding the Kalispel Tribe of Indians request to re-designate the Kalispel Reservation to be a Class 1 air quality area under the Clean Air Act. The concern of this is that outside of the preservation boundary there exists an impact area that should a development occur within it, it may necessitate an analysis as to whether or not it will affect the air quality over the reservation. Of greatest concern is that neither the Kalispel Tribe nor EPA thought enough or considered it necessary to

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notify counties that may be impacted by this designation. A letter will be sent to all counties for signatures.

2. Executive Session: Indigent Cases: Consideration and Decision. Executive Session ID Code 74-206(d) –

A motion was made by Commissioner Fitzgerald, seconded by Commissioner Hansen to approve the consent agenda as presented with specific items addressed as indicated. The motion carried unanimously.

**RESOLUTION 2017-24
AMENDING RESOLUTION 2017-22**

**A RESOLUTION APPROVING THE PURCHASE
FOR SHOSHONE COUNTY SHERIFF DEPARTMENT – TWO (2) VEHICLES
PURSUANT TO IDAHO CODE 67-2803 (2)**

WHEREAS, pursuant to Idaho Code 67-2803 stating “contracts or purchases wherein expenditures are less than fifty thousand dollars (\$50,000), provided such contracts or purchases shall be guided by the best interested of the political subdivision procuring the goods and services as determined by the governing board”; and

WHEREAS, a quote for two (2) Dodge Charger’s for the Sheriff’s Department was received in April 2017 as follows:

Dave Smith Motors
2017 Dodge Charger Police Package
\$24,900 – Per Vehicle

WHEREAS, 2017 Dodge Charger Police Package vehicles are no longer available.

WHEREAS, a revised quote for two (2) Dodge Charger’s for the Sheriff’s Department was received as follows:

Dave Smith Motors
2018 Dodge Charger Police Package
\$25,600 – Per Vehicle

NOW THEREFORE, BE IT RESOLVED that the Shoshone County Board of Commissioners approves the purchase for the vehicles as presented.

DATED this 12th day of July 2017.

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BOARD OF COUNTY COMMISSIONERS

s/Mike Fitzgerald

Mike Fitzgerald, Chairman

s/Jay Huber

Jay Huber, Commissioner

s/John Hansen

John Hansen, Commissioner

ATTEST:

s/Susan K. Hendrixson

Susan K. Hendrixson

Deputy Clerk

Thereafter, the meeting adjourned.

ATTEST Peggy White

County Clerk

Approved: 

Chairman

By: 

Deputy Clerk

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Thursday, July 13, 2017

Present:

Commissioners:

John Hansen

Deputy Clerk: Susan K. Hendrixson

The following proceedings were had to-wit:

Commissioners Huber and Fitzgerald attended a Silver Valley Transportation Team meeting at 9:00 a.m. at the Health & Welfare office in Kellogg.

Commissioner Fitzgerald attended a Panhandle Health District Special Board meeting at 12:00 p.m. at the PHD office in Hayden.

Mike Gunderson, Sheriff of Shoshone County, State of Idaho, appointed Corey Thompson as Reserve Deputy in and for Shoshone County effective July 5, 2017.

Mike Gunderson, Sheriff of Shoshone County, State of Idaho, revoked the appointment of Taylor Marlow, Patrol Deputy in and for Shoshone County effective July 7, 2017.

Mike Gunderson, Sheriff of Shoshone County, State of Idaho, revoked the appointment of Melissa Cowles as Detention Deputy in and for Shoshone County effective July 3, 2017.

ATTEST Peggy White
County Clerk

Approved: 
Chairman

By: 
Deputy Clerk

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Friday, July 14, 2017

Not a regular meeting day of the Board of Commissioners.

Present:

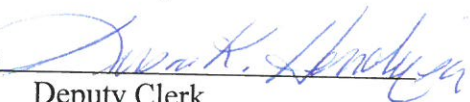
Commissioners:

Deputy Clerk:

The following proceedings were had to-wit:

ATTEST Peggy White
County Clerk

Approved: 
Chairman

By: 
Deputy Clerk