



# POWER COUNTY BOARD OF COMMISSIONERS

**Meeting Minutes**  
*Commission Chambers*  
**543 Bannock Ave.**  
**American Falls, ID 83211**  
[www.powercounty.is.us](http://www.powercounty.is.us)

Monday, April 17, 2017, 9:00 a.m.

## I. CALL TO ORDER

The Board of County Commissioners met in a special session Monday, April 17, 2017, and called the meeting to order at the hour of 9:04 am, in the Commission Chambers of the Power County Courthouse.

## II. COMMISSIONERS/STAFF

PRESENT: Commissioner Ron Funk, Chair  
Commissioner Delane Anderson  
Commissioner Bill Lasley

ABSENT: None

STAFF: Carolyn Anderson, Deputy Clerk  
Ryan Petersen, Legal Counsel  
Mary Annen, Assessor

OTHER PARTIES PRESENT: David Zimmerman  
Sharee Sprague

## III. AGENDA

### A. NOTICES/REPORTS

1.

### B. MOTIONS:

1. **Agenda:** A motion to approve the agenda for Monday, April 17, 2017, was presented by Commissioner Lasley with a second by Commissioner Funk. Following audible call of the Board, motion unanimously carried.
2. **Fair Housing Proclamation:** Deputy Clerk Carolyn Anderson presented a Fair Housing Month Proclamation as required in conjunction with the Senior Center Grant. Following discussion, a motion to proclaim April as Fair Housing Month, was presented by Commissioner Lasley with a second by Commissioner Funk. Following audible call of the Board, motion unanimously carried.
3. **Exemption Application – AF Christian Fellowship:** David Zimmerman and Sharee Sprague appeared on behalf of American Falls Christian Fellowship requesting tax exempt status on the property owned and operated by the church under their 501(c)(3). Mrs. Sprague advises that the small parsonage on the property has routinely been used as a parsonage or classrooms. However, the residence is not large enough for the current Pastor and his family. Furthermore,

the current Pastor desires to retire in our community which necessitated the Church to team with the Pastor in establishing long term residence for his family. The Church borrowed money to put toward a down payment and rented out the parsonage to assist with the cost of the loan and the housing expenses that cannot be sustained by the use of property already owned by the church. Mrs. Sprague explains that neither the Pastor nor the Church have requested any tax relief for the home that the Pastor and his family are purchasing. Mrs. Sprague explained that the church only has 33 members to support the financial obligations with operating the church business. Mrs. Sprague explained that the church struggles to meet monthly obligation of the church and requests that all property owned by the church be exempted.

A motion to grant the exemption based on the finding that the parsonage is not being used for commercial or business purposes was presented by Commissioner Lasley with a second by Commissioner Funk. Following audible call of the Board, motion unanimously carried.

4. **Airport Lease Agreement:** Legal counsel Ryan Petersen updated the Commission on the established survey lines of the airport lease ground property. Lessor David Zimmerman appeared before the Commission for discussion regarding equalization of the land ownership in relation to the ground lease moving forward.

In order to settle the boundary dispute, a motion was presented by Commissioner Anderson to make a one-time payment to David Zimmerman in the amount of \$16,000.00 for the approximate 27 acres containing the end of the Power County Airport runway, to be paid from the County Budget 50-00-702-00 (Property Improvements). In addition, the County agrees to a continued five-year lease of \$75/acre with the option to renew and renegotiate price at the end of the lease term. Power County agrees to fund and construct the new fence line along the boundary as shown on record with the Power County Assessor's office, and that the current established fence line shall stay in place for the current five-year lease term. A second to the motion was made by Commissioner Funk. Following audible call of the Board, motion unanimously carried.

A motion was presented by Commissioner Anderson to accept the Airport Farm Ground lease agreement between Power County and David Zimmerman, which is being drafted by Power County Prosecutor Ryan Petersen, and is to be ratified at the next regular meeting. A second to the motion was made by Commissioner Lasley. Following audible call of the Board, motion unanimously carried.

#### **C. POINTS OF ORDER:**

- 1.

#### **IV. EXECUTIVE SESSION:**

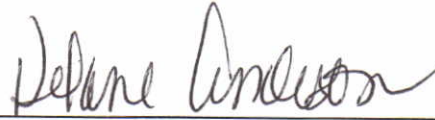
- 1.

#### **V. ASSESSMENTS/CONCLUSIONS:**

1. **Next Meeting:** The next regular session for the board to meet is slated for April 24, 2017.
2. **Adjourn:** Having no further business to come before the Board, a motion to adjourn was presented by Commissioner Anderson with a second by Commissioner Lasley.

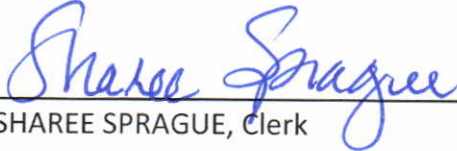
Following audible call of the Board, motion carried and the meeting was adjourned at 10:47 am.

The foregoing minutes were approved by the Board of County Commissioners during the Regular Board Meeting held April 24, 2017.



COMMISSIONER FUNK, Chairman

ATTEST:



SHAREE SPRAGUE, Clerk