



POWER COUNTY BOARD OF COMMISSIONERS

Meeting Minutes

Commission Chambers

543 Bannock Ave.

American Falls, ID 83211

www.powercounty.id.us

Friday, July 6, 2018, 9:00 a.m.

I. CALL TO ORDER

The Board of County Commissioners met in regular session Friday, July 6, 2018, 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:	Sharee Sprague, Clerk Anson Call, Legal Counsel	
OTHER PARTIES PRESENT:	Assessor Mary Annen Contract Appraiser Richard Hartley Chief Deputy Sheriff Max Sprague	Sheriff Jim Jeffries Sheryl Halling Randy Larsen

III. AGENDA

A. NOTICES/REPORTS

1. **AC Update:** Clerk Sharee Sprague reported that when RCH Services appeared on July 3rd to begin testing airflow around the courthouse, there was an overheating in the Juvenile Probation area. The Commission contacted Technician Logan with RCH who reported that the newly installed compressor was squealing however, it appeared to have been 4.5 lbs overcharged. Upon bleeding off the excess refrigerant, the squealing was mitigated and seems to have stabilized as of today. Logan reported that the welds were leaking, but seem to be sustained at this point and recommended contacting the vendor and advising them of the issues found and inquiring of the compressor warranty. Logan also advised that he reset the occupy and unoccupied times on the thermostat from 8:00 am to 6:00 pm and the Commission requested the start time begin at 7:00 am to account for offices that open at 8:00 am. Logan reports that the lobby Air Conditioning unit was low on refrigerant; therefore, he tightened the belts and recharged the unit. Ceiling dampers were adjusted along with dampers being added in the Election room and Clerk's Office to stabilize airflow. Treasurer's Office vent was replaced with a damper adjustment. The other vents don't appear to

be an issue. The Courthouse upstairs thermostat in the Commission Chambers, recently had batteries replaced and the new unit there appears to be functioning well and reports that he is currently troubleshooting issues at the Health District.

B. MOTIONS:

1. **Agenda:** A motion to approve the agenda for Friday, July 6, 2018, was presented by Commissioner Anderson with a second by Commissioner Funk. Following audible call of the Board, motion unanimously carried.
2. **Convene as Board of Equalization at 9:07 am:** A motion to adjourn as the Power County Board of County Commissioners and convene as the Power County Board of Equalization was presented by Commissioner Lasley with a second by Commissioner Anderson. Following an audible call of the board, the motion unanimously carried.
3. **Board of Equalization Appeal Parcel No. RPB0017-00:** The hearing opened at 9:08 am with applicant Cheryl Sheldrick Halling presenting arguments to support appeal the assessment of her property. Ms. Halling presented the following exhibits;
 - Exhibit 1 Tax Master Inquiry for parcel RPB0055-00 regarding property located at 222 S Pine St, Rockland, ID – Assessed Value \$25,100
 - Exhibit 2 Tax Master Inquiry for parcel RPB0025-00 regarding property located at 185 S Pine St, Rockland, ID – Assessed Value \$38,250
 - Exhibit 3 Tax Master Inquiry and Assessor Property sheet for parcel RPB0042-00 regarding property located at 267 S Pine St, Rockland, ID – Assessed Value \$25,025
 - Exhibit 4 Tax Master Inquiry and Assessor Property sheet for parcel RPB0104-00 regarding property located at 185 E Center, Rockland, ID – Assessed Value \$31,700
 - Exhibit 5 Tax Master Inquiry and Assessor Property sheet for parcel RPB0051-00 regarding property located at 285 S Main St, Rockland, ID – Assessed Value \$36,850
 - Exhibit 6 Tax Master Inquiry and Assessor Property sheet for parcel RPB0017-00 regarding property located at 187 S Pine St, Rockland, ID – Assessed Value \$73,615
 - Exhibit 7 Hand written diagram of layout of house located at 187 S Pine St, Rockland, ID

Contract Appraiser, Richard Hartley, argued on behalf of the Assessment and presented the following exhibits;

- Exhibit A Comparable Sale Data Sheets for three (3) properties
 - Parcel RPB0053-01 regarding property located at 237 Pine St, Rockland, ID – Sale date 12/24/2014 Sale price \$78,000.00
 - Parcel RBP0055-00 regarding property located at 222 Pine St., Rockland, ID – Sale date 07/11/2017 Sale price \$24,000.00
 - Parcel RBP0107-00 regarding property located at 120 Kootenai, Rockland, ID – Sale date 05/6/2015 Sale price \$58,000.00
- Exhibit B Copy of the Property Record Card for the applicant’s house located at 187 S Pine, Rockland, ID Parcel No. RPB0017-00