



POWER COUNTY BOARD OF COMMISSIONERS

Meeting Minutes

Commission Chambers

543 Bannock Ave.

American Falls, ID 83211

www.powercounty.id.us

Wednesday, October 7, 2020 5:30 p.m.

I. CALL TO ORDER

The Board of County Commissioners met in special session Wednesday, October 7, 2020, and called the meeting to order at the hour of 5:34 pm, 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 Lissette Aguirre, Deputy Auditor Shelbie Anderson, Indigent Director Anson Call, Legal Counsel
OTHER PARTIES PRESENT:	Kristen Jensen Gilbert Hofmeister J.P. Kruckeberg Alan Porath Kirk Mottishaw Mary Annen Laura Porath Mark Wynn Jon Schutte

III. AGENDA

A. MOTIONS:

1. **Agenda:** A motion to approve the agenda for Monday, October 7 2020, was presented by Commissioner Funk with a second by Commissioner Lasley. Following audible call of the Board, motion unanimously carried.
2. **Lamb Weston Request for Tax Exemption I.C. § 63-602nn:** Commissioner Funk opened the Public hearing to examine Lamb Weston application for tax exemption per IC 63-602NN meeting at 5:34 pm and laid out the rules of the hearing. The following parties acknowledged roll call of attendance;
 - Bill Lasley
 - Ron Funk
 - Delane Anderson

- Sharee Sprague
- Anson Call
- Kristen Jensen
- Gilbert Hofmeister
- J.P. Kruckeberg
- Alan Porath
- Kirk Mottishaw
- Mary Annen
- Laura Porath
- Mark Wynn
- Jon Schutte

Anson Call announced the purpose of the hearing. Mark Wynn testified on behalf of the Lamb Weston application advising that this is the only project Lamb Weston is moving forward with due to COVID. Jon Schutt advised that retail and global demand is driving this standalone project. Mr. Schutt reports that the project would employ about 300 contractors starting this fall with an anticipated finish by the spring of 2022. Mr. Wynn advised they are requesting a full 5 year exemption and recognize the investment and impact to the community. Mr. Wynn reported that they have partnered with the Idaho Department of Commerce and that during the 5 year exemption they still expect positive economic impact to community. Mr. Wynn advises that the project would bring 70 jobs with full benefits at or above the Power County Average with an annual payroll of about \$3.5 million expecting much of those wages to be invested in this community. Mr. Wynn advises that they are currently the 3rd largest taxpayer in community now and after this project expect to be 2nd largest in community and hope to be the largest in the community in the future.

Anson Call advised that SD 381 is in support of this project, however, advised they would not be in attendance. American Falls Rural Fire Department Commissioner Zone 2 JP Kruckeberg inquired about raw product, additional fire protection needs and employees living outside of the applicant.

Power County Highway District Commission Chairman Gilbert Hoffmeister inquired about proper assessment reporting and personal property exemption impacts to the County of the applicant. Mr. Wynn shared that Lamb Weston loves Idaho and American Falls and want to be very honest with the Assessor. Mr. Wynn advised that Lamb Weston is a member of IACI. Mr. Wynn advises that they would only support the elimination of the personal property tax if the State would provide funding to fulfill this funding impact. Mr. Wynn reports that he does not feel that initiative could take place in the near future. Power County Highway District Commissioner Wade Povey referenced the Ag equipment personal property clarification and the need to have indexing to keep up with the backfill. Mr. Wynn clarified that he does not see that the elimination would go away without a clear backfill. Mr. Wynn advised that the Legislatures are going to support their local communities and Lamb Weston would not

support any legislation that would strip the county of the tax base. Mr. Porath inquired what roads will be accessed. Mr. Schutt anticipates the majority of the traffic will be via Lamb Weston Rd, however, during the construction period there may be some increased traffic to Borah. Mr. Porath advised that if traffic increases, the Highway District needs to be included.

Commissioner Anderson confirmed that the issue was addressed during the onsite meeting and it is anticipated that during the construction would cause increased traffic.

Kristen Jensen reports that she has been working with Lamb Weston since last fall. This company could have chosen other locations, but chose American Falls. Ms. Jensen advises that a \$90 million project is not the norm, they will be buying from local farmers and the 70 jobs should be increase to housing etc. Ms. Jensen thanked Lamb Weston for deciding to locate here.

Commissioner Funk expressed concerns about the age of the plant and structural problems clarifying that the investment to that facility helps with the comfort of knowing that Lamb Weston isn't going away.

Mr. Wynn recognized the aging of the facility advising that they would not make this type of an investment without taking care of the facility. Mr. Wynn reports they anticipate additional investments in equipment upgrades needed moving forward. Mr. Wynn advises that Lamb Weston values and appreciates this community and as it is one of the smaller communities where they operate they can make a positive impact. Mr. Wynn thanked the Commission for the time and consideration provided us in this project.

Mr. Schutt concurred with Mr. Wynn and shared that he has been looking forward to this opportunity for years as this will make this facility a state of the art plant. The last big investment was in 1986 when they renovated the plant.

Mr. Call recognized that all parties have had opportunity to speak and the hearing can be closed and the Board can enter into deliberation. Commissioner Funk closed the public hearing at 6:18 pm.

Commissioner Lasley appreciated comments made and expressed that impact of COVID has strained the relationships between Lamb Weston and our growers. Commissioner Lasley reports that he has heard a lot of positive changes that were made recently and positive relationship increases locally. Commissioner Lasley recognized Mr. Wynn's commitment to assure that the counties are funded for loss of personal property tax and the continued commitment to our county and local growers.

Commissioner Anderson recognize the impact of what we are giving up, but the potential of growth to the plant and community is good; the employment issues in our

community are relative to seasonal and the full-time job packages that will be offered is something that can attract others to our community.

Commissioner Funk echoed Commissioner Lasley's comments regarding the impact of this plant to local farmers and their relationships. Commissioner Funk advises that anytime we can keep a business in Power County, it is a win for our citizens. Commissioner Funk advises that the local farmers appreciate Lamb Weston's impact to our community. Commissioner Funk advises that Mr. Wynn's commitment to help protect Power County in the personal property exemption arena is very positive as well.

Commissioner Lasley advises that he is in full support Lamb Weston's application for 100% exemption for five (5) years pursuant to 63-602nn. Commissioners Funk and Anderson concurred.

A motion to adopt Resolution 2020-13 was presented by Commissioner Anderson with a second by Commissioner Lasley. Following audible call, motion unanimously carried, the resolution was adopted and the matter concluded at 6:36 pm.

V. ASSESSMENTS/CONCLUSIONS:

1. **Next Meeting:** The next regular session for the board to meet is slated for October 19, 2020.
2. **Adjourn:** Having no further business to come before the Board, a motion to adjourn was presented by Commissioner Funk with a second by Commissioner Anderson. Following audible call of the Board, motion carried and the meeting was adjourned at 6:38 pm.

The foregoing minutes were approved by the Board of County Commissioners during the Regular Board Meeting held November 9, 2020.



COMMISSIONER FUNK, Chairman

ATTEST:



FLOR CARDONA, Deputy Clerk