



POWER COUNTY BOARD OF COMMISSIONERS

Meeting Minutes
Commission Chambers
543 Bannock Ave.
American Falls, ID 83211
www.powercounty.id.us

Thursday, August 19, 2021, 3:00 p.m.

I. CALL TO ORDER

The Board of County Commissioners met in special session Thursday, August 19, 2021, and called the meeting to order at the hour of 2:57 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
Flor Cardona, Deputy Clerk
Anson Call, Legal Counsel (Zoom)

OTHER PARTIES PRESENT: Building Official Andi Higgins
Juvenile Justice Administrator Connie Woodworth
Extension Office Agent Terrell Sorensen
Landfill Supervisor Jeff Rankin
Assessor Mary Annen
Chief Deputy Assessor Laura Porath
Deputy Assessor Kirk Mottishaw
Economic Developer Kristen Jensen
Highway District Commissioner Gilbert Hofmeister
Highway District Commissioner Robert Wetzel
Mark Wynn, Lamb Weston
Jon Schutte, Lamb Weston
Daniel Moore, Power County Press

III. AGENDA

A. MOTIONS:

1. **Agenda:** A motion to approve the agenda for Thursday, August 19, 2021, was presented by Commissioner Lasley with a second by Commissioner Funk. Following audible call of the Board, motion unanimously carried.
2. **Lamb Weston Request for Tax Exemptions I.C. § 63-602nn:** Commissioner Funk opened the public hearing to examine the Lamb Weston application for tax exemption per IC 63-602NN meeting at 5:33 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
- Flor Cardona
- Anson Call
- Mary Annen
- Laura Porath
- Kirk Mottishaw
- Kristen Jensen
- Gilbert Hofmeister
- Robert Wetzel
- Mark Wynn
- Jon Schutte
- Daniel Moore

Legal Counsel Anson Call announced the purpose and structure of the hearing. Mark Wynn testified on behalf of the Lamb Weston application, explained the facility expansion overview, property tax projections and the 5-year property tax exemption request. Mr. Schutte advised with the new expansion their capital investment is about \$425 million and advised with the new French fry line capacity is 350+ million pounds annually. Mr. Wynn reported the new expansion is expected to be completed the middle of 2023. Mr. Wynn reported that all the positions are full-time with retirement and health benefits and an average hourly pay range of \$22.25. Mr. Wynn advised that with the new investment there is an annual demand of raw potato of 5.4 million hundredweight. Mr. Wynn also reported that there is a potential for an additional \$100+ million investment and 100+ jobs. Mr. Wynn advised they are requesting a tax exemption as follows;

- Year 1: 100%
- Year 2: 99%
- Year 3: 98%
- Year 4: 97%
- Year 5: 96%

Mr. Call advised the PowerPoint slides provided by Mr. Wynn will be used as an exhibit for the record. Mr. Call advised the notice of hearing was provided per Idaho code to all the taxing districts affected.

Assessor Mary Annen advised she has a few concerns with granting the exemption that Lamb Weston is requesting. Assessor Annen advised there are applicants on the property tax reduction who will no longer qualify for the reduction and will end up on the tax deferral program to pay their taxes. Assessor Annen advised there are 108 applicants who are on the property tax reduction. Assessor Annen also expressed a concern advising that in 2022 they will no longer be able to collect on transient

property. Assessor Annen recommends seeing a higher exemption for the first year at 100% then the following 4 years reducing it by 10% each year.

Robert Wetzel expressed concerns with the tax exemption and advised if the tax exemption is granted there will be a tax shift. Mr. Wetzel advised he is requesting year 1 be granted at 100% then the following years a reduction of 20% each year.

Gilbert Hofmeister represented the Power County Highway District and advised his concern is for the property tax exemption because when the exemption is over the personnel property tax could possibly be gone.

Kristin Jensen representing Great Rift Business Development advised she is in favor of a full exemption for Lamb Weston. Ms. Jensen advised the expansion will have benefit the community.

The Commission inquired of Clerk Sharee Sprague. Clerk Sprague requested clarification of the valuation of the project. Mark Wynn reported that the valuation would be \$412-415 million. Clerk Sprague clarified that HB389 exempts new construction and improvements until the project is completed. Clerk Sprague recognized the tax impacts that Assessor Annen reported are already coming forth. Clerk Sprague advised that the anticipated value recognized by the expansion would provide relief against the upcoming value impact from recent legislation that is already in effect.

Mr. Call recognized that all parties have had the opportunity to speak and the hearing can be closed and the Board can enter into deliberation. Commissioner Funk closed the public hearing at 6:40 pm.

The Commission entered deliberation. 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 Anderson recognized the value that the project would bring to Power County, but also recognized the concerns regarding the rate of the exemption. Commissioner Lasley thanked the public for their questions and comments and concurred with the other Commissioners.

Upon conclusion, a motion to grant a tax exempt for Year 1 at 100%, Year 2 at 98% and reducing by an 1% for the remaining 3 years was presented by Commissioner Anderson with a second by Commissioner Lasley. Following audible call of the Board, motion unanimously carried.

Mr. Call advised he would draft a resolution that follows the parameters to be presented before the Commission on Monday, August 23, 2021.

IV. EXECUTIVE SESSION:

1. **Executive Personnel Session I.C. 74-206(1)(b) 3:06 pm:** A motion to enter into executive session to consider personnel actions pursuant to Idaho Code 74-206(1)(b)

was presented by Commissioner Lasley with a second by Commissioner Funk. Clerk Sharee Sprague conducted roll call on the motion;

- Commissioner Funk, AYE
- Commissioner Lasley, AYE
- Commissioner Anderson, AYE

Following roll call of the Board, motion unanimously carried. Upon conclusion of discussion, Commissioner Funk declared the meeting open at 4:52 pm.

V. ASSESSMENTS/CONCLUSIONS:

1. **Next Meeting:** The next regular session for the board to meet is slated for August 23, 2021.
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 Lasley. Following audible call of the Board, motion carried and the meeting was adjourned at 7:12 pm.

The foregoing minutes were approved by the Board of County Commissioners during the Regular Board Meeting held September 13, 2021.



COMMISSIONER FUNK, Chairman

ATTEST:



FLOR CARDONA, Deputy Clerk