

COMMISSIONER MEETING OF July 11, 2022

The Caribou County Commissioners met in regular session on July 11, 2022 at 9:00 a.m. Those in attendance were:

Mark Mathews, Commissioner
Bryce Somsen, Commissioner
Marty McCullough, Commissioner
Denise Horsley, Clerk
Jill Stoor, Deputy Clerk
Kim Spencer, Road & Bridge Dept.
Eric Hobson, Public Safety
Larry Weaver
Rowdy Larkins, CCBD
Dwight Lloyd, Weed Control
JoAnna Ashley, Planning & Zoning

Aaron Cook, Assessor
Adam Maybe, Sheriff
Tyler Brog
Jackie Barthlome
Gregg Haney
Mike Ridenour
Tom Seamons
Lance Meccico
Angie Mendenhall
Hayley Meyers

The meeting opened with Jill Stoor leading the pledge of allegiance and prayer.

Commissioner Somsen motioned to correct the agenda for the 9:45 appointment and change the name from Blake Poulsen to Rowdy Larkins, and to add three items to the agenda 1) Planning and Zoning new member appointment, 2) Barley Meadows utility installation design and bond resolution, and 3) market animal sale discussion. Commissioner McCullough seconded the motion. Motion passed.

Kim Spencer, Road and Bridge:

- Kim stated that they have a truck over in Pocatello for repair due to water in the oil.
- The Forest Service has notified Kim that they have extra funds available and would like to work in the pit up Georgetown Canyon. They will crush gravel and pay for the same for the county. He stated they would also like to revise the Schedule A and work on the Slug Creek Road starting at the top and working between the second and third cattle guards.
- There are two spots on the Blackfoot River Road that they will need to dig out and put in new base before chip sealing the road. He stated that the mine will work on Dry Valley Road and through the narrows.

- Kim stated that they have finished oiling the Government Dam Road and have moved that equipment to the Grace area.
- They are also starting work on Village Road from Larry Weaver's home to the top of the hill and from the bottom to the bus turn around.

Eric Hobson, Public Safety:

- Eric stated that they have no pending projects currently; just business as normal.
- The E.M.T. class has finished and they are waiting for students to test.
- He is anticipating the start of fire season now that the rains have stopped. With the rains this spring, they expect fuel to be heavy. He is expecting the need for a burn ban soon.

Larry Weaver:

- Larry requested that the county apply mag chloride to Caribou Road because of increase trailers and big equipment moving through the area. He stated that they would be willing to pay for the material and the time expense. Commissioners agreed if Kim is able to get the material and the landowners will be billed similar to snow removal on private roads.

Rowdy Larkins, Building & Courthouse Maintenance:

- Rowdy presented a quarterly building report for the county. New permits include 3 for agriculture buildings, 13 new residences, 6 accessory buildings, and 1 manufactured home. Permit valuations came in at \$3,983,316 and fees at \$31,065.23.
- Rowdy has been in touch with Shannon Schultz and they have a new bid for the siding repairs at the jail. This bid actually came in \$1,000 under the previously accepted bid. The work could be completed in August and September of this year. He also stated that the damage came from not using enough glue during the initial installation and they will be repairing all the needed panels. Rowdy has been working with Eric to submit a claim to ICRMP and they are sending photos and videos to show the damage.

Commissioner McCullough motioned to accept the bid of \$67,435 with Construction Services for repairs to the Caribou County Sheriff's Office exterior walls to be expended from ARPA funds. Commissioner Somsen seconded the motion. Motion passed.

- Rowdy reported that the work on his office is completed.

- Custom Iron has consulted with Rowdy on the repairs for the flag pole. They recommend cutting and taking the top off. Rowdy will present a complete quote when the material costs are known.
- He is meeting with Justin Hatch and Shannon Schultz tomorrow to discuss the building in Grace. Shannon recommended that due to the cost of the building, it would be best to advertise for bids.

Dwight Lloyd, Weed Control:

- Dwight was contacted by a landowner on Village Road wanting help with maintaining weed control. He stated that he is uncomfortable with the incline and the road maintenance on the private road. They are willing to help landowners where it is safe and he would like to have the option of offering chemical to those landowners. The board agreed that it would be appropriate to do so.
- He stated that Gil Wright from ITD has offered a flag pole to the Weed Department and he will have that installed.
- Dwight has been working with the BLM on the 2023 grant and they are estimating the grant to be \$50,000. He is excited to be able to put the money toward BLM land and adjacent properties. The work may also include some arial application on Dyer's Woad. He complimented Jeffry Phelan for his work on the grant and is excited for future work with the BLM.
- He has met with Joey Malan and they are looking at biological control for some areas of Dyer's Woad possibly next year. He stated that Bannock County has 90-year seed beds and Caribou Counties are now 10-15 years. Dwight stated that that shows our program is working and next year they anticipate adding the use of root bearing and foliage weevils.

Denise Horsley, Clerk:

- **Commissioner Somsen motioned to convene an executive session at 9:58 a.m. pursuant to I.C. 74.206(b). Commissioner McCullough seconded the motion. Motion passed.**
- **Commissioner Somsen suggested ending the executive session at 10:06 a.m. No decisions were made.**

Adam Maybe, Sheriff:

- Sheriff stated that they had completed the purchase of a buyback vehicle for the Search and Rescue Department and they will be changing the decals on the truck.
- He has also found a new company to produce the decals for all department vehicle that should significantly reduce the cost.

- The Sheriff requested several salary increases for the administrative staff at the Sheriff's Office. He complimented the Chief Deputy on his extensive experience with other agencies and stated that he took a huge pay decrease to come to Caribou County. He has increased responsibilities above and beyond a patrol deputy and is receiving that same rate. He has full confidence with him covering while the sheriff is out of town. The Jail Commander was also complimented for her abilities to keep the detention facility running smoothly and at full capacity. Our jail is one of the few in Idaho that maintains a perfect certification rating and is PREA certified. He suggested that the increase for both positions is long overdue. Rates were discussed and the wages will be adjusted on the new 2023 Fiscal Year Budget.
- **Commissioner Somsen motioned to open a public hearing at 10:16 a.m. to discuss fingerprinting fees at the Caribou County Sheriff's Office. Commissioner McCullough seconded the motion. Motion passed.**

The Sheriff presented a proposal to add a fee for processing fingerprint cards of \$5.00 per card. He stated that the average fee around the state is \$5.00 for personal employment purposes. Typically, 2 cards are required for civil uses. He stated that they would not charge for criminal, sex offender registries, or court purposes. He estimated that it would generate approximately \$80 per month to offset the cost of supplies. After discussion regarding who usually needs these services, including many school staff as well as county staff, the board decided that they did not want to impose a fee. They proposed adding a line item to the Sheriff's budget for fingerprinting expenses in the amount of \$1,000. The Sheriff respectfully withdrew his request for the new fee.

Commissioner Somsen motioned to end the public hearing at 10:32 a.m. Commissioner McCullough seconded the motion. Motion passed.

JoAnna Ashley, Planning & Zoning & Tyler Brog:

- **Commissioner Somsen motioned to open the public hearing regarding Ordinance 2022-01 at 10:46 a.m. Commissioner McCullough seconded the motion. Motion passed.**
- Tyler Brog appeared to make a request that the board approve Ordinance 2022-01. The area that would be affected is from the bridge near mile marker 110 on Highway 34 to the County Line Road near mile marker 113 as well as at the north boundary of Caribou County on Stateline Road south until the intersection with Highway 34. He has worked along with the support of many neighbors to make this a reality, and that he appreciated the help from the county staff as well.
- **Commissioner Somsen motioned to pass Ordinance 2022-01, an ordinance amending the Caribou County Code to adopt an engine brake prohibition zone in the Freedom area of**

Caribou County. Commissioner McCullough seconded the motion. Motion passed unanimously and the ordinance was signed.

- **Commissioner Somsen made motion to pay the anticipated publishing expenses for Ordinance 2022-01 from PILT funds and to end the public hearing. Commissioner McCullough seconded the motion. Motioned passed.**

City / County Meeting:

- Jackie Barthlome, Mayor of Grace, invited everyone to their Chamber Concert in the park on July 16 starting at 5:30 p.m. They will begin with the fire department serving burgers and a flag ceremony at 6:00. The concert will begin at 6:30; donations will be accepted with all proceeds benefiting the fire department.
- Jackie also reminded the board of a 5-County meeting with Idaho Transportation Department on July 28th at 10:00 a.m.in Malad.
- The Caribou County Fair will be held August 1st through the 6th.
- Gregg Haney, City of Soda Springs, presented a prepared M.O.U. for the board to sign regarding the repairs at the city fire station where the county owns the building. The commissioners questioned the wording on the agreement, and stated that they offered to contribute up to \$30,000 for the repairs. He stated that they have a 20% contingency on the estimate and he felt that would be more than enough to cover unexpected costs. The board marked out the wording that they disagreed with and signed the document. Gregg will take the M.O.U. back to the city council.

Commissioner Somsen motioned to sign the M.O.U. between the county and the City of Soda Springs for repairs to the fire station which commits the county to contribute up to \$30,000. Commissioner McCullough seconded the motion. Motion passed.

- Gregg also stated that they will be replacing a transmission line south of town this fall. The power will be out for approximately 8 to 10 hours during the work. He stated that the repairs will take place in August and they will notify businesses and residents of the exact date when it is known.
- The 4th of July celebration was successful.
- Discussion was held on the future renovation of Main Street including curb, gutter and infrastructure. It will be a significant project and interrupt services taking several years. He requested the county consider contributing to the cost due to their presence on Main Street.

Board of Equalization - Mike Ridenour:

- **Commissioner Somsen motioned to convene as the Board of Equalization considering Parcels #020000015110 and #025301022070 at 11:32 a.m. Commissioner McCullough seconded the motion. Motion passed.**
- Mike Ridenour presented photos of his building on Main Street in Grace built in the early 1930's stating that his assessment came in double and he doesn't understand. He paid cash for the building in 2008 and that is the only reason he is still in business. He stated that he thinks it is ridiculous that the business tax would double in 2022. He noted that he pays federal tax, state tax, unemployment tax, worker's compensation, and even a tax to run his pool table. He paid \$1010 last year in property tax. Last years value was \$42,190 and this year it is \$82,400 and he assumes that his taxes will be double. The board asked if he had used the tax estimator linked on the county web page and Mike stated that he has not. Be stated that businesses are not flourishing here in Caribou County. He has seen more fail that succeed and he has only been here for 4 years.

His other parcel is a double-wide trailer and he stated that they are at a cost when you buy it and value goes down from there. Last year it was valued at \$60,000 and this year at \$89,000. He purchased it on a medical foreclosure in 2009 for \$46,000.

- Aaron Cook, County Assessor, spoke to the values of the two properties. He reminded all involved that the Board of Equalization is to address values and not taxes. He stated that the jump on the commercial property was for 2022 and it has been 10 years since he has had any comparable sales to consider. That however does not preclude us from getting up to market value according to Idaho statute. The past few years we have had some commercial sale for comparison and all commercial properties took a step increase to get closer to market value. There is zero value on the upper floor and this value is based only on the lower level. Aaron presented sales over the last few years of sales in the county including an eating establishment that serves alcohol. They ranged from \$37 to \$52 dollars per square foot with the average being \$45. He has listed this parcel at an assessed value of \$26 per square foot which is well below the average. The request on the application is only at \$13 and if too far below the average. Aaron stated that over the last 5 years the commercial property has not been raised to market value shifting the tax burden over to residential properties.

The second property is a double-wide trailer with a deck on front and includes several outbuildings. The property is 2.3 acres and shows a value of \$45,600 with \$43,683 on improvements. They have not measured it due to no trespassing signs. The values have been trending up due to the

bare land sales in the area. Property in and around the Grace area have been selling at around \$54,000 per acre this last year. The subject property is currently being assessed at \$19,826 per acre and the requested amount from the homeowner is \$9,000 per acre. Other sales that are close in size are estimated at \$100 per square foot and the current property is at \$63.10 per square feet. The requested value is \$39.85. Aaron stated that if they were off, it would be that they are coming in low on the land considering bare land sales around Grace. There are also several outbuildings that they currently do not show value on.

- The board along with the assessor attempted to further explain the responsibility of the counties to stay close to market value and the process the state would take if we do not stay within the state's ratio. The state could pull the sales tax money and come in to value at a much higher rate. The value actually just apportions out who pay what percentage of the allowable taxes to be collected. They thanked Mike for coming in and explained that from the information presented the values are not out of range. They assured him that they are trying to trim the counties budget as much as possible to help alleviate taxes.
- **Commissioner Somsen motioned to end the B.O.E. meeting at 12:12 p.m. Commissioner McCullough seconded the motion. Motion passed.**

Board of Equalization – Lance Meccico:

- **Commissioner Somsen motioned to convene as the Board of Equalization for Parcels #015010001250 and #MH92270 at 1:15 p.m. Commissioner McCullough seconded the motion. Motion passed.**
- Lance Meccico, 481 S. 3rd E. #C-21 Soda Springs, appeared and stated that he is here to dispute the raise in his taxes. He stated that they raised them last year and now again on both parcels being presented. He stated that he has done nothing new to raise values and no one in the neighborhood has either. He is here to dispute that there should be a raise at all. The parcel on Lewis Avenue was raised 30% and his trailer at 25%.
- Commissioners explained that the levy has not yet been set. The process is to take the value set by the assessor, add the new construction, and then based on the budget set the levy rate. They stated that there are properties that although the value is raised, the taxes may not go up or even decrease. They showed Mr. Meccico the tax estimator on the county website and attempted to explain the process. They explained that the state mandates that we stay within 90-110% of market value and although frustrating, the market has shot way up this last year.
- Aaron Cook, County Assessor, presented an explanation of the values of each property. He explained that the taxing districts are limited to 3% in a raise in property taxes along with a small

raise due to new construction. The budgets are set and then the value determines what portion of the tax each land owner pays. The last few years have shown an increase in residential value of 20 to 25% just based on market sales. There is a ratio study done each year with the state and we are required to stay within the state parameters. Even though the properties may have not had improvements, if the market is high, the value will be raised.

Aaron presented sales that are comparable to square footage to the presented property. The average of the comparable sales came in at \$100 per square foot and the manufactured home at 3rd E. is valued at \$33.75 per square foot. This property does not have land associated with it and stated that it is a misconception that mobile homes always go down in value. The property at Lewis Avenue came in valued at \$62.68 per square foot. It was listed with a value on the land of \$15,000 and the improvements of \$38,908. Both properties are valued at lower than the average of comparable sales and the goal is to be within range of what the property would sell for today. Mr. Cook explained that he would be happy to show Mr. Meccico the tax estimator and help him run the estimates for both properties.

- The board thanked Lance for coming in and being involved in learning the process and trying to understand how the values are set and how that affects the property taxes. Based on the numbers presented they board feels that his values are set on the low end of the average and they are in range with where they should be.
- **Commissioner Somsen motioned to end the B.O.E. meeting at 1:43 p.m. Commissioner McCullough seconded the motion. Motion passed.**

Angie Mendenhall, Treasurer:

- Angie came to address the board regarding the part-time position for tax collection. She has not requested the raises or Christmas bonuses for that position and understands that it is throwing off numbers for other part-time positions. She does not want to drop the pay rate because this person has been working with the county now for 4 years and is just working in the month of December. She proposed that this position be moved to a contract labor position instead of being paid on the regular county payroll. She would be paid by claim form and her wages would be reported on a 1099 instead of W-4. It would be a flat rate for the month of December, typically from the 1st until the 20th at a rate of \$2400. The board agreed to the changes and will approve that change as part of the 2023 fiscal year budget.

Tom Seamons / Tim Marks, Gem Plan:

- Tim Marks presented the financial statements for years ending 2021 and 2020 for the Gem Plan were presented. They highlighted the increase in unrestricted net assets at \$17,210,380 from all 25 pooled counties. They list the loss ratio average at .852 for Caribou County stating that it has been a good year; the goal being to stay under 80 percent. He noted that last year we had a 0% increase, and as anticipated claims were up significantly last year after the pandemic subsided. Medical inflation has been high this year with reports of some counties looking at a 24% increase. This is the 13th year of single digit or less increases however we will be looking at a 9.5% increase this year. That increase is across the board for every county and they anticipate being able to adjust that rate by individual counties in the coming year. They complimented Caribou County for the large percentage paid for employee dependents.

JoAnna Ashley, Planning & Zoning, Barley Meadows Subdivision:

- In preparation for the final approval on the Barley Meadows Subdivision, there are several issues to be addressed. The first is addressed by a letter from Rocky Mountain Power to allow the installation of the primary underground distribution power line to be allowed on the south side of the road. That conflicts with county code that dictates how underground utilities are to be installed 10.08.040; utilities are to be installed on the north and east sides of the road. The board would need to approve a waiver of the standards in order to proceed.

Commissioner McCullough motioned to accept the recommendation of Rocky Mountain Power #8200206 to re-route the wiring at the Barley Meadows Subdivision and allow the exception to the county code. Commissioner Mathews seconded the motion. Commissioner Somsen was absent and both Mathews and McCullough voted aye to approve the waiver.

- They are also asking for final approval before the work is completed and willing to bond at 110% of the estimated cost of the work needing to be completed per county code 12.32.040. The roads plan, storm water drainage plans have been reviewed by Kim Spencer and he is asking that an engineer give a final approval. The bond will be for installation of the roads, power, communication hub, and stormwater drainage and require an engineer to give final approval on the roads and storm water drainage. The estimated cost to complete that work is at \$550,000 and will need to be approved by resolution with the above condition and the work must be completed within one year of the final plat approval.

Other:

- **Commissioner Somsen moved to approve the minutes of the June 27, 2022 meeting as presented, the payroll claims in the amount \$318,987.82 as of 6/29/2022, and the claims approval report in the amount of \$479,461.86 through 7/11/2022 for Fiscal Year 2022. Commissioner McCullough seconded the motion. Motion carried.**
- Discussion was held on a vacancy on the Planning and Zoning Board due to the resignation of Glade Christensen. Adam Hulse has been recommended for the vacant position and Sadie Somsen has been recommended for and ad hoc member of the board.

Commissioner McCullough motioned to approve the appointment of Adam Hulse to the Planning and Zoning Board. Commissioner McCullough seconded the motion. Motion passed.

- Discussion was held on the possibility of the county purchasing an animal at the market animal sale during the fair. It was determined that the board would prefer to support all the participants in the form of a boost rather than purchasing an animal. They instructed the clerks to add a budget line item to PILT and make the donation of \$25 to each participant.

Commissioner Somsen motioned to support the Market Animal Sale at the Caribou County Fair by boosting each participant in the amount of \$25 and add a line item to the budget for future years. Commissioner McCullough seconded the motion. Motion passed.

- Commissioner Mathews signed the Waterways Agreement with the Idaho Fish and Game Department that had been previously approved.
- The meeting adjourned at 2:29 p.m. The Caribou County Board of Commissioners will meet again on July 25, 2022 at 9:00 a.m. for regular meeting.

Signed: Mark Mathews, Commissioner Chairman

Attested: Jill Stoor, Chief Deputy Clerk



Commissioner Minutes 07-11-2022

CARIBOU COUNTY COMMISSIONER'S AGENDA

Date: 7/11/2022

ACTION ITEMS / BUSINESS

Time	Name of Person/Party	Concerning
9:00 AM	Bills & Minutes	
9:15 AM	Kim Spencer	Road & Bridge
9:30 AM	Eric Hobson / Larry Weaver	Fire / Ambulance
9:45 AM	Blake Poulsen	Courthouse Maintenance / Building Department
10:00 AM	Dwight Lloyd	Weed Control
10:15 AM	Public Hearing - Sheriff to add finger printing	Amend Sheriff's fees / Pay Increase Request
10:30 AM		
10:45 AM	Tyler Brog Public	Ord. 2022 - Engine Brake Prohibition Hwy 34 Freedom
11:00 AM	City / County Meeting	
11:15 AM		
11:30 AM	BOE Mike Ridenoar	Parcels 025301022070, 02000001511
11:45 AM	Larry Weaver	Caribou Rd
Noon	LUNCH BREAK	
1:00 PM		
1:15 PM	BOE Lance Meccico	MH92270 & 015010001250
1:30 PM	Angie Mendenhall	Part time wage
1:45 PM	Tom Seamons / Tim Marks	Gem Plan
2:00 PM		
2:15 PM		
2:30 PM		
2:45 PM		
3:00 PM		
3:15 PM		
3:30 PM		
3:45 PM		
4:00 PM		
4:15 PM		
4:30 PM		
4:45 PM		
5:00 PM		

OTHER BUSINESS: Executive Session I.C. (74-206)

Kim - Indigent Signatures

Sign Waterway Agreement

Approved Payment of Bills

		Claims	Payroll
Current Expense	07/11/22	\$ 58,524.73	
Indigent		\$ 10,772.98	
Road & Bridge		\$ 144,786.50	
Special Highway		\$ 16,302.15	
Justice		\$ 83,161.20	
Weed Control		\$ 819.67	
Solid Waste			
Reappraisal			
Health		\$ 1,438.81	
Hospital M&O			
Ambulance		\$ 2,544.99	
Parks & Recreation			
Tort			
County Fair		\$ 40,000.00	
County Court Facility			
District Court		\$ 924.81	
Odyssey Court Payments		\$ 5,195.62	
Juvenile Justice			
Veteran's Memorial		\$ 4,500.00	
Mineral Leasing			
PILT		\$ 20,025.00	
Water District			
TV Translator			
Sheriff's Vessel Fund		\$ 812.69	
Bailey Creek Fire District			
Freedom Fire District			
Auditor's Trust			
Adult Probation Fee			
Diversion Education Trust			
Juvenile Housing Trust			
Range Improvement Trust			
Court Trust			
Centennial Trust			
College Trust			
Treasurer's Trust		\$ 649.89	
ID Trust			
Concealed Weapon's Trust			
Motor Vehicle Trust		\$ 71,707.50	
911 Trust Fund		\$ 6,338.34	
Public Safety Fund		\$ 10,138.66	
Weed Control Trust			
Drug Court Fund		\$ 818.32	
Youth Court Trust			
Vessel Account			
Grand Total		\$ 479,461.86	\$ 318,987.82