

FALL RIVER COUNTY MINUTES OF APRIL 24, 2014

The Fall River Board of County Commissioners met in special session on April 24, 2014. Present: Michael Ortner, Anne Cassens, Joe Falkenburg, Deb Russell, and Sue Ganje, Auditor. Absent: Joe Allen.

The meeting called to order at 1:30 PM as the Board of County Commissioners. Lyle Jensen, Building Superintendent, advised the Board that Bill Barlow is constructing a fence that might preclude construction of a storage building as planned. Jensen suggested the Board members may want to look at the site.

The Board adjourned as the Board of County Commissioners and convened as the Consolidated Board of Equalization with Georgia Holmes present, representing the City of Hot Springs. Members took the Oath of Office, which will be placed on file in the Auditor's Office.

Michelle Iverson (Mark Iverson) was present for Appeal #2014-08. Equalization staff brought new square footage to the Board, which was based on the particular construction of the house.

Allen joined the meeting at 11:43 AM.

The Board asked if the property was platted as one lot, which it is not. If recorded as one tract, the land would be considered acreage and the valuation reduced. After discussing options, Cassens moved to set the land value at \$31,500.00, a reduction of \$17,100.00 to reflect tract value with a strong recommendation that the property be re-platted as one lot, and leave the building value at \$216,020.00, which was seconded by Falkenburg. With no further discussion and all voting yes, the motion carried.

Kelly Simunek, owner of the Radio Shack building, met with Board regarding the valuation of his commercial property. At issue is whether vacancy of commercial space can be used to establish property valuations. Vanguard, the new program utilized by the Equalization office to assess values, allows vacancy to be reflected in valuations. Deputy State's Attorney Pat Ginsbach stated there are no state laws allowing vacant status to effect property value and that if the Board allows a reduction for Simunek, all vacant commercial buildings should be reduced. Equalization staff utilized Vanguard to reassess the structure, reflecting part of the structure as retail space and part as office space, resulting in a valuation of \$377,600.00. Motion by Cassens, seconded by Holmes, to adopt the reassessed value of \$377,600.00, a reduction of \$2,820.00, as recommended by the Dept. of Equalization. With no further discussion and all voting yes, the motion carried.

Hot Springs Mayor Don DeVries, City Attorney Carol Boos and State's Attorney Jim Sword were present for a discussion on valuations of the Boulder Falls and Back Nine Subdivisions. Those properties, formerly rural service district, have been added to the City of Hot Springs by way of city ordinances and at question is how to appropriately value rural

service acres located within city limits. DeVries and Boos requested the valuations not be decreased from those set last year. Sword stated authority to move the property to the city and to change the values is held by the city, not the Equalization Department. Discussion was held on state law, which states township valuations are to be used to set the values. Motion by Falkenburg, seconded by Russell, to set the rural service value at \$152.00 per acre in the Boulder Falls and Back Nine Subdivision for unsold lots. With no further discussion, Holmes and Cassens voting no, all others voting yes, the motion carried.

Hayes provided a list of property changes for review. Motion by Falkenburg, seconded by Russell, to approve the list of owner-occupied property changes and one class code change as submitted by the Director of Equalization. With no further discussion and all voting yes, the motion carried.

Motion by Cassens, seconded by Russell, to adjourn as the Consolidated Board of Equalization and reconvene as the Board of County Commissioners. With no further discussion and all voting yes, the motion carried and the Board of Equalization adjourned at 2:49 PM, then reconvened as the County Board of Commissioners.

Kelli Rhoe, Acting Treasurer, presented an update on tax collections and research done on delinquent taxes, advance taxes and partial payments.

Sheriff Rich Mraz presented a transport list to the Board and stated jail population is averaging 17 to 18 inmates per day.

Ortner shared with the Board a letter from Fall River Health Services that indicates they are seeking interested parties in the facility that currently houses the nursing home and formerly served as the hospital. The organization is hoping the building may find a new use, rather than become vacant when the new nursing home facility is complete.

Hayes asked for the Board to endorse the use of identifying clothing for appraisers to wear during the 2014 appraisal season, citing safety concerns. A review of the Board's position on flextime for employees during the appraisal process was also discussed. The Board approved the use of identifying clothing for staff and asked Hayes to confer with the State's Attorney on any labor laws that would govern use of flextime, reporting back at the next board meeting.

Applicants for assistance met with the Board. Ortner questioned the information that the first applicant owned three vehicles. Motion by Falkenburg, seconded by Cassens, to deny assistance for CP #2014-12 as the application does not separate rental and residence information. With no further discussion and all voting yes, the motion carried.

Motion by Cassens, seconded by Allen, to approve assistance of \$387.71 for electricity for CP #2014-13 with a repayment plan. With no further discussion and all voting yes, the motion carried.

Frank Maynard, Emergency Management, informed the Board that a public meeting on the Pre-Disaster Mitigation Plan is scheduled.

Motion by Cassens, seconded by Russell, to adjourn the meeting. With no further discussion and all voting yes, the meeting adjourned at 3:12 PM.

/s/ Michael P. Ortner

Michael P. Ortner, Chairman

Board of Fall River County Commissioners

ATTEST:

/s/ Sue Ganje

Sue Ganje

Fall River County Auditor