

LINCOLN COUNTY COMMISSIONERS

Regular Meeting & Board of Equalization

July 7, 2025

Present: Rebecca Wood, Chairman; Nathan Schutte, Commissioner, Tim Ridinger, Commissioner, Jennifer Hohnhorst, Clerk, Cindi Sievers, Clerk for minutes.

10:13am Chairman Wood called the Regular Meeting to order.

Commissioner Schutte made a motion to accept the Emergency Meeting minutes for June 30, 2025 as presented. Commissioner Ridinger seconded. Vote unanimously in favor, motion carries.

Commissioner Schutte made a motion to accept the Regular Meeting/BOE minutes for June 23, 2025 as presented. Commissioner Ridinger seconded. Vote unanimously in favor, motion carries.

10:19am Correspondence and Old Business

Letter regarding flood plain insurance. Chairman Wood stated the County should review and join again. Discussion on the rules that caused the County to opt out.

Discussion on school extensions for L2's because of new legislation.

Discussion on small nuclear energy applications in Lincoln County. There is a public meeting at the Community Center regarding this matter.

Commissioner Schutte discussed the generators at the transfer station. In 2027, is estimated timeline to start showing revenue for Lincoln County.

Discussion on the Century 21 grant funding. It has stopped even though it had been signed by Congress and appropriated. Chairman Wood encourages residents to reach out to the AG's office to join the lawsuits other states are filing to reverse the decision that stopped the Federal funding.

Discussion with Shoshone Mayor on upcoming events in the city. Discussion on the local events in the County.

10:35am Action Items

Bid from JB Masonry for roof sealing and will work with Cook's Pest Control for the bat issue in the courthouse. Chairman Wood stated we should consider putting up bat houses around the courthouse to give them a place to nest once there's no more access to the attic. Discussion about splitting the travel and lodging.

Chairman Wood made a motion to approve JB Masonry bid for \$14,125.00 with a note to split the travel and lodging with Bid D Construction and the windows. Commissioner Schutte seconded. Vote unanimously in favor, motion carries.

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Commissioner Schutte made a motion to approve the extension for Minidoka Joint School District's L2 form up to September 16, 2025. Commissioner Ridinger seconded. Vote unanimously in favor, motion carries.

Commissioner Schutte made a motion to approve the alcoholic beverage license for Club 75, 608 N. Greenwood Street, Shoshone, ID. Commissioner Ridinger seconded. Vote unanimously in favor, motion carries.

10:45am Chairman Wood adjourned the meeting for a brief break.

11:00am Executive Session

Commissioner Schutte made a motion to go into Executive Session pursuant to IC 74-206(1)(a) To consider hiring and (b) Personnel. Commissioner Ridinger seconded. Roll Call Vote Commissioner Schutte, yes; Commissioner Ridinger, yes; Chairman Wood, yes. Vote unanimously in favor, meeting adjourned to Executive Session.

12:00pm Chairman Wood adjourned the Executive Session and the regular meeting for lunch.

Board of Equalization

1:00pm Chairman Wood opened the Board of Equalization to consider an appeal of valuation for Kenneth Ward Parcel Number RP011030000380A. Action Item

Chairman Wood read the BOE rules into the record. Clerk Hohnhorst gave Mr. Ward and Norma Anaya, Assessor, the oath for testimony.

Mr. Ward discussed his interactions with the Assessor and the issues he addressed with his property assessment. He stated for review; each line item he has a discrepancy with and discussed the emails between him and the Assessor. Discussion on the information he tried to get from a realtor but was told there were no comparisons that fit his property. He readdressed his concerns on his property values.

1:18pm Commissioners asked questions regarding details of structures built on the property. No further questions at this time.

Mr. Ward discussed information he received from surrounding counties.

1:20pm Assessor Anaya discussed her system used to assess property values. Mr. Ward's value did go up because of the number of sheds on the property. Assessments are done every 5 years. She presented arial images showing the additional outbuildings added since the last assessment. She went through each structure and discussed how the different assessments were done for the outbuildings. She discussed the home's assessment and presented a similar property near Mr. Ward's home and discussed the assessment values for that property. Discussion on Zillow homes for sale in neighboring properties.

Assessor Anaya presented a Proval Report for discussion. Discussion on the years when the addition to the home was done and the outbuildings were built.

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Mr. Ward asked about all the sheds the Assessor discussed in her statement. Assessor Anaya helped him understand the images she presented.

1:40pm Commissioners' questions.

Chairman Wood asked if the \$138.00 per sq. ft. assessed value is fair. Mr. Ward stated he's not sure that is even a fair cost to sell the property.

Commissioner Schutte asked if his property has water shares; yes.

Assessor Anaya restated her valuations and will reassess one of the outbuildings.

Commissioner Ridinger asked about the water shares and the valuation between \$138.00 and \$112.00 per sq. ft. Assessor Anaya replied it's on the difference of the building's structure and materials.

Commissioner Schutte observed the assessed value requested by Mr. Ward at \$127.00 per sq. ft.

Commissioner Ridinger asked about the computer system and how it assesses the property values. Assessor Anaya puts in the data and the program determines the value. Commissioner Ridinger asked if this is used by the State; no, this is specific to Lincoln County.

Chairman Wood asked why Mr. Ward hasn't been before the Commissioners sooner. He stated his business is busy and the following year he built the addition to the home.

1:52pm Chairman Wood closed the hearing.

Chairman Wood discussed her observation regarding the years when the valuation rose in the beginning. She discussed the cost of building.

Commissioner Schutte stated his value had a huge increase in 2023. He does have a concern in the sq. ft. value cost.

Commissioner Ridinger stated it is hard to not accept Assessor Anaya's assessment as it was presented. He stated by changing one assessment, then all of Lincoln County residents would have to be reassessed.

Chairman Wood stated what the State requirements are and if the county does not comply, the State will come and raise the assessment values at a higher rate. This would cause an instant increase and the county has no way to change it.

2:00pm Commissioner Ridinger made a motion on RP011030000380A Tax Appeal to remove one outbuilding and keep the rest of the value as assessed. Commissioner Schutte seconded. Roll Call Vote: Commissioner Schutte, yes, Commissioner Ridinger, yes, Chairman Wood, yes, motion carries.

2:03pm Chairman Wood adjourned the Board of Equalization and reconvened the regular meeting.

Elected Officials and Department Head updates.

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Treasurer Youts stated the warrants of distraints have gone out. Her office is slow right now and discussed her retirement date. Discussion on the process for appointment for her position.

Selena, Extension Office, presented a 4-H report, fair is in 2 weeks, building wires still need to be repaired, discussed other issues with the Community Center maintenance. Discussed other programs for 4-H and Extension office.

Toni Lee, Disaster Services, presented her report to the Commissioners. She went over the Hazard Mitigation Plan and she will set up a booth at the fair to inform the public about the plan. She created a QR code to for the community members to take the survey. It closes on August 15th. 2022 grant close out for the FLOCK system reimbursement and coroner cooler. Discussed the future dates for the LEPC meetings and other projects she's working on.

Cindi Sievers, Elections Director, talked about the deadlines for the November elections and plans to organize the election storage room.

Clerk Hohnhorst asked about the community yard sale and if we wanted to participate. Discussion on the storage and records destruction.

Clerk Hohnhorst reported on the Code Enforcer and discussed the citations being given.

2:30pm Chairman Wood adjourned the regular meeting to open Planning & Zoning.

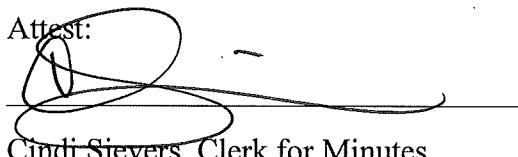
Respectfully,

Cindi Sievers, Clerk for Minutes



Rebecca Wood, Chairman

Attest:



Cindi Sievers, Clerk for Minutes