

**IDAHO STATE BOARD OF EQUALIZATION  
OPEN MEETING  
MINUTES OF MEETING HELD AUGUST 27, 2018**

In attendance: Commissioners Tom Katsilometes, Ken A. Roberts via telephone, Janet Moyle, and Elliot S. Werk; Kelly Martinez, Jerott Rudd, Steve Fiscus, Alan Dornfest, Phil Skinner, and George Brown.

Commissioner Tom Katsilometes, the Chairman for the State Board of Equalization, reconvened the State Board of Equalization for 2018 (Board) pursuant to Idaho State Board of Equalization's notice and agenda on Monday, August 27, 2018, at 9:00 a.m. (MDT). The Idaho State Board of Equalization is now reconvened.

**Present Recommendation on the Railroad Revitalization and Regulatory Reform Act ("4R Act") Report**

For the second order of business, Chairman Katsilometes recognized Mr. Alan Dornfest, Property Tax Bureau Chief to present the report. Mr. Dornfest opened with the explanation that the report stems from the federal 4R Act of 1976. The Federal "4R Act" prohibits assessment discrimination against railroads, defining discrimination as occurring if the level of assessment of commercial and industrial property is more than 5% below the level of assessment of a railroad. He noted that the federal law provides different compliance standards from those used to determine if locally assessed values are acceptably close to market value. It was therefore recommended that railroad assessments be lowered to comply with the 4R Act by reducing the Union Pacific Railroad Counties by 10.75%, Eastern Idaho Railroad Counties by 13.77%, and the BNSF Railroad Counties by 9.24%. There is no adjustment recommended for Montana Rail Link Counties.

**Present Decisions and Deliberations**

The third order of business was to enter into the record the State Board of Equalization findings and decisions regarding Bonneville County and Elmore County's abstract values for category 1, irrigated agricultural land as well as the appeals of the non-utility generators, Docket No. 0-859-695-104.

**Bonneville County's abstract values for category 1, irrigated agricultural land**

Commissioner Roberts moved to approve the State Board of Equalization's decision consistent with our deliberations on Thursday, August 23, 2018, regarding Bonneville County's abstract values for category 1, irrigated agricultural land. Commissioner Werk seconded the motion. Commissioners Roberts and Werk voted in the affirmative and the motion passed.

**Elmore County's abstract values for category 1, irrigated agricultural land**

Commissioner Roberts moved to approve the State Board of Equalization's decision consistent with our deliberations on Friday, August 24, 2018, regarding Elmore County's abstract values for category 1, irrigated agricultural land. Commissioner Werk seconded the motion.

Commissioner Roberts and Werk voted in the affirmative and Commissioner Moyle voted in opposition. The motion passed by a two-to-one split vote.

#### **Appeals of the non-utility generators, Docket No. 0-859-695-104**

Commissioner Werk moved to approve the decision to uphold the appraisal on the appeals of the non-utility generators, Docket No. 0-859-695-104. Commissioner Roberts seconded the motion. All voted in the affirmative and the motion passed.

#### **Present 2018 Operating Property Roll**

The fourth order of business was to consider a report from Jerott Rudd, Property Tax Bureau Chief, regarding the 2018 Operating Property Rolls. Commissioner Katsilometes turned the floor over to Mr. Rudd who said the Operating Property value apportioned to the counties this year is \$6,548,859,264. Commissioner Werk moved to adopt the 2018 Operating Property Roll in the amount of \$6,548,859,264. Commissioner Moyle seconded the motion. There were no questions or discussion. Everyone voted in the affirmative and the motion passed.

#### **Present Irrigation Exemption**

The fifth order of business was to consider a report from Jerott Rudd regarding the 2018 Irrigation Exemption. Commissioner Katsilometes turned the floor over to Mr. Rudd who presented the proposal on the 2018 Irrigation Exemption Roll reported at a total value of \$347,938,791. Discussion followed. Commissioner Werk moved to adopt the 2018 Irrigation Exemption of \$347,938,791. Commissioner Moyle seconded the motion. There were no questions or discussion. Everyone voted in the affirmative and the motion passed.

#### **Present and Equalize County Assessments and Abstracts Recommendations**

The sixth order of business is to consider a report from Alan Dornfest, Property Tax Bureau Chief, on the statewide report of the County Property Categories. Mr. Dornfest reported on the statewide 2018 County Property Categories for which assessments have been tested with ratio studies and responded to the Commissioners' questions regarding county values.

The next order of business is to consider a report from Alan Dornfest, Property Tax Bureau Chief, on the equalization and adoption of the statewide County Property Roll Abstracts. Mr. Dornfest discussed the report of the county abstracts and responded to the Commissioners' questions. Mr. Dornfest recommended approval of the statewide 2018 County Property Roll Abstracts. Discussion followed. Commissioner Werk moved to adopt the report on the equalization of the statewide County Property Roll Abstracts, contingent upon Elmore and Bonneville counties complying with the order to adjust and report the changes to their category 1, irrigated agricultural land. Commissioner Roberts seconded. All voted in the affirmative and the motion passed.

#### **Other Business**

There was no other business or questions.

## **Adjourn Board**

Commissioner Katsilometes considered a motion for adjournment, having considered all of the business to come before the 2018 Board of Equalization. Commissioner Werk moved to adjourn the 2018 State Board of Equalization. Commissioner Moyle seconded the motion. All voted in the affirmative and the 2018 State Board of Equalization stood adjourned.

Kelly Martinez  
Secretary

Tom Katsilometes  
Chairman of the Idaho State Board of Equalization