

September 1, 2015

The Board of Supervisors of Shelby County, Iowa, met pursuant to law and rules of said board in regular session at 9:00 a.m. in the Supervisors Chambers of the Shelby County Courthouse with the following members present: Charles Parkhurst, Chairman; Roger Schmitz, Vice Chairman; Steve Kenkel; and Marsha J. Carter, Clerk.

The Chair asked that any Conflict of Interest be stated concerning any item on the agenda. No conflicts were stated.

It was moved by Schmitz, seconded by Kenkel, to approve the agenda. AYES: Parkhurst, Schmitz, Kenkel NAYES: None

It was moved by Kenkel, seconded by Schmitz, to approve the Minutes of August 18, 2015, as presented. AYES: Parkhurst, Schmitz, Kenkel NAYES: None

It was moved by Kenkel, seconded by Schmitz, to approve the Claims of August 31, 2015, as listed in the Claims Register. AYES: Parkhurst, Schmitz, Kenkel NAYES: None

Tony Buman, Shelby County Assessor, appeared before the Board to update them on the Residential Property Revaluation Project. He presented the following information, which answers some of the most common questions:

What are the duties of the Conference Board? The Conference Board oversees the Assessor's Office and hires the Assessor. It is made up of the School Boards with a member residing in the County, Mayors from Shelby County, and the County Board of Supervisors. **The Board of Supervisors does not control the operations of the Assessor's Office. The Conference Board does.** Each group gets one total vote. So the Mayors collectively get 1 vote, the School Board representatives get 1 total vote, and the Supervisors get 1 total vote. In 2011, the Shelby County Assessor requested of the Conference Board that a reappraisal be done on all residential classed property.

Why is this project being done? Per Iowa Law, the Assessor's office is responsible for valuing all residential property within the county at market value. These values are in turn used to determine each property's portion of the overall tax burden. The goal of this project is to update all the physical characteristics we maintain on all residential property so that the resulting values will be fair and equitable and more reflective of the property's true market value. The 2008 State of Iowa Real Property Appraisal Manual says an onsite inspection to verify information should be conducted every 4 - 6 years. The Conference Board's goal is to update this information at least once every ten years. The cost of the project is approximately \$441,000 OR \$44,100 per year. Previous to 2005, the Assessor's Office had four full-time employees. Currently, there is one—the Assessor. Obviously, the annual cost of this project is considerably less than having full-time staff. The Shelby County Assessor's Office budget is one of the lowest in the State. A similar project was conducted on all Commercial/Industrial properties in 2011.

Do I have to let the Assessor's Office representative into my house? **No interior inspections will be performed without your presence and consent, but we do strongly encourage cooperation.** Consider the following- If you were buying or refinancing your home, the lending institution would require the house be appraised. The lending institution's appraiser would need to inspect your home inside and out to gather accurate information for a conclusion of value. The Assessor is completing the same task as that appraiser. The purpose of the inspection is to assure that the resulting value conclusion is based on accurate information. Properties in which an interior inspection is not completed will still be updated. The difference will be that the interior

information of those properties not inspected will be estimated from the exterior. Although you are not required to allow an inspection, the more properties that are inspected, the more fair and equitable the Shelby County property tax system will be. Property owners are encouraged to cooperate with the data collection phase of the project to assure a fair assessment for all property owners in Shelby County.

This project will not have any effect on your tax statement until the taxes due in September of 2018.

It was moved by Schmitz, seconded by Kenkel, to set the date and time for the First Reading of Shelby County Ordinance No. 2015-3, INDUSTRIAL PROPERTY TAX EXEMPTION as September 15, 2015 at 9:00 a.m. AYES: Parkhurst, Schmitz, Kenkel NAYES: None

It was moved by Schmitz, seconded by Kenkel, to authorize Shelby County to be the Fiscal Sponsor for the Community Foundations of Southwest Iowa Grant Application for the Shelby County Agricultural Extension District. AYES: Parkhurst, Schmitz, Kenkel NAYES: None

Dan Ahart, County Engineer, was available to update the Board on activities of the county road crews and the status of current maintenance and construction projects.

There being no further business appearing, the Chairman declared the meeting adjourned at 9:45 a.m.

Charles Parkhurst, Chairman

ATTEST:

Marsha J. Carter
Clerk to the Board of Supervisors

NOTE: These minutes are as recorded by the Clerk to the Board of Supervisors and are subject to Board approval at the next regular meeting.