



ONEIDA COUNTY COMMISSIONERS

Bill Lewis, Chairman – Ken Eliason – Brian Jeppsen

459 South Main St, Malad, ID 83252

Commissioner's Meeting
09 DECEMBER 2024 – 9:00 AM

REGULAR

* RECORDING#'S 241209-0098, 241209-0100, 241209-0102, 241209-0104,
241209-0106, 241209-0108*

IN ATTENDANCE: County Commissioner Chair Bill Lewis and Commissioner Ken Eliason. Commissioner Brian Jeppsen was also present, but excused from the first part of the meeting.

Commissioner Lewis opened the meeting and Commissioner Eliason led all in the pledge and a prayer.

Consent Agenda, Payment of Claims, and Approval of Meeting Minutes

Commissioner Lewis motioned to accept the agenda as presented. Seconded by Commissioner Eliason. All ayes. Motion carried. Commissioner Jeppsen was not yet present for this motion.

Commissioner Eliason motioned to accept the consent agenda, which included the payment of claims and approved meeting minutes. Seconded by Commissioner Lewis. All ayes. Motion carried. Commissioner Jeppsen was not yet present for this motion.

R&B - Road Scholar & Road Master Awards Presentation by LHTAC

The Local Highway Technical Assistance Council (LHTAC) was represented at the commissioner meeting by Chainey Rhoades, who is with LHTAC's Training & Technical Assistance (T2) Center. Mr. Rhoades was in Oneida County to present awards to Oneida County Road & Bridge Employees and commended their efforts and dedication. The Road Scholar Award is a level-one training certification. The Road Master Award is a level-two training certification. Both levels require testing scores of at least 80% in order to pass and participants must complete the training and testing within four years. These awards are recognized state-wide.

*Road Scholar Awards (Level 1) were given to Josh Barnes and Kristen Huber.
Road Master Awards (Level 2) were given to Josh Barnes, Kristen Huber, John Thomas, Ray Davis, and Lance Leavitt.*

Solid Waste Cancellation Request - RP0362601

A solid waste cancellation request was discussed for parcel number RP0362601. The property owner took possession of the property in 2017. In 2019, the home was demolished and the solid waste fees were removed from the schedule. Sometime in 2022 the solid waste fee was re-added. The property owner realized this when he reviewed his most recent tax statement. In addition to the cancellation of the current solid waste fees, the owner requested reimbursement for the fees in 2022 and 2023. After the motion, commissioners addressed the second request by explaining to the property owner that it is partially the responsibility of the owner to review their notice when it is sent to them.

Commissioner Lewis motioned to remove the solid waste tax bill for current tax roll 2024 on RP0362601A as there is no garbage can at the property. Seconded by Commissioner Eliason. All ayes. Motion carried. Commissioner Jeppsen was not yet present for this motion.

Tax Cancellation Request – RP00058002

A tax cancellation request for RP00058002 was heard by commissioners. The deed to the property is in the owner's name as well as her son's. It was unknown that the son was also living with her, so when the bills went out the homeowner was only given 50% of the homeowner's exemption.

Commissioner Eliason motioned to accept the tax cancellation request for the homeowner's exemption credit in the amount of \$591.33 on parcel number RP00058002 as both people listed on the deed are living in the home. Seconded by Commissioner Lewis. All ayes. Motion carried. Commissioner Jeppsen was not yet present for this motion.

County Christmas Greeting - Newspaper

Shelly Williams with The Idaho Enterprise requested approval for the annual county Christmas greeting in the newspaper for a reduced cost of \$450.00.

Commissioner Lewis motioned to support the addition of photos in a Christmas greeting in The Enterprise for \$450.00. Seconded by Commissioner Eliason. All ayes. Motion carried. Commissioner Jeppsen was not yet present for this motion.

Radios for Road & Bridge

Radios used by the road and bridge department are worn and service in many areas of the county is quite spotty or have no service at all. The road & bridge department borrowed search & rescue's digital radios to test the range in areas of the county with no coverage on the radios used by road and bridge. The digital radios were able to reach those areas, largely due to the two new repeaters that Teton Communications installed that increased the county coverage from about 40% to 95%.

Road & Bridge Supervisor Dianna Dredge presented a quote from Teton Communications for \$30,031.78 for twenty (20) vehicle and ten (10) handheld digital radios. After purchase, there would be a \$4.00 (four-dollar) monthly maintenance fee per radio, which would be \$120 per month. Ms. Dredge stated there is money in the capital account that would cover purchase, install, and monthly fees for fiscal year 2025 and that after this fiscal year the monthly fees would need to come from another line item in the road & bridge budget rather than the capital fund.

Commissioner Eliason motioned to accept the proposal from Teton Communications for \$30,031.78 for twenty FleetTalk vehicle radios and ten handheld radios plus the \$120.00 monthly fee (or \$4.00 per radio) through 9/30/2025. Seconded by Commissioner Lewis. All ayes. Motion carried. Commissioner Jeppsen was not yet present for this motion.

Cameras on Holbrook Building

Road & Bridge Supervisor Dianna Dredge provided commissioners with an update to the previous discussion regarding cameras on the building in Holbrook. The internet would be in the EMS/Ambulance building and the camera will be placed where it can capture anyone coming into the yard for either building. Ms. Dredge spoke with Shane Davis with Emergency Management Services (EMS) and to Ray Davis with the Fire District. Each party stated they would be willing to pay a portion of the estimated \$100.00 monthly cost for internet through ATC Communications and the cost of \$129.00 per camera (or about \$260.00 for two camera's) that would be taken out of the road & bridge capital expenditures account.

Commissioner Eliason made a motion to accept the bid for the monthly ATC bill of \$100.00 that will be split between road & bridge and the Holbrook ambulance and fire station and to purchase two cameras for \$130.00 each. Seconded by Commissioner Lewis. All ayes. Motion carried. Commissioner Jeppsen was not yet present for this motion.

Special Meeting Follow-up on Equipment Purchase for Weed Department

At the last commissioner meeting, approval for the cost of two Can-Am ATVs for the weed department was given after deducting the \$750 rebate from the quote, not realizing the rebate had already been incorporated in the final quote. Additionally, there was a \$420 difference between two quotes. A special meeting was held on Friday, November 29 to amend the previous motion with the correct amount. The salesman was also contacted and agreed to the amount of \$15,760.00 (or \$7,880 each machine) if the check was delivered before the offer expired at the close of business on Saturday, November 30. The check was delivered on time.

Annual Road & Street Report

The Annual Road & Street Report is a report on finances, where the first part shows the revenue coming in, the location (local, state, or federal) of federal monies coming in.

The next portion of the report was completed by Lisa Baker with Road & Bridge which provided an accounting of where the money was spent. The last part of the report showed the proposed future projects. The report gives a beginning fund balance, the activity for the year, and the ending balance going into the current budget year.

Commissioner Eliason motioned to accept the Annual Road & Street Financial Report. Seconded by Commissioner Lewis. All ayes. Motion carried. Commissioner Jeppsen was not yet present for this motion.

Ben Naylor Public Hearing Date

***** Commissioner Jeppsen joined the meeting during this discussion*****

Mr. Ben Naylor has a conditional use permit (CUP) hearing with planning and zoning scheduled for early January. Based on this hearing, Mr. Naylor may (or may not) require the public hearing for his rezone request appeal currently scheduled for January 15, 2025.

Commissioner Eliason motioned to delay the 1/15/2025 Ben Naylor Rezone public hearing until 2/10/2024 at 1:00pm. Seconded by Commissioner Lewis. All ayes. Motion carried. Commissioner Jeppsen was not yet present for this motion.

****Commissioner Jeppsen joins the meeting****

Attorney Lyle Fuller suggested it would be wise to give Mr. Naylor a deadline for the hearing since so much time has passed since the original rezone request, so the commissioners did a second motion to add the deadline. Commissioners agreed to move the hearing to the following month with the added understanding that it would not be rescheduled beyond March 1, 2025 due to it being over 18-months since it was originally requested.

Commissioner Lewis motioned to accept Mr. Ben Naylor's request to delay the public hearing until February 10, 2025 at 1:00pm and to also give notice to Mr. Naylor that his appeal of the rezone will not extend beyond March 1, 2025. Seconded by Commissioner Eliason. All ayes. Motion carried.

Waterways – County Vessel Fund Reporting

The funds need to be used (or earmarked for use) or they may be taken back. Commissioner Jeppsen has filled out the "Request for Retention of County Vessel Funds" for the full amount of \$22,101.54. The form requires a list of where the funds may be used and that the nature or specific purpose of the expenditure falls within appropriate use guidelines. Commissioner Jeppsen listed fund usage for the repair/replacement of existing docks to allow better and safer access and also listed an upgrade of the search and rescue trailer and associated equipment to better

provide emergency or search & rescue services. The funds use may be changed later if needed, so the provided list is not fixed.

Commissioner Jeppsen motioned to accept Waterways County Vessel Fund Reporting as submitted by County Clerk Lon Colton with a request for maintaining funds for use in the year 2025. Seconded by Commissioner Eliason. All ayes. Motion carried.

Bulk Fuel Tank – Covering & Quotes for Bollards

Building Maintenance Manager Tory Richardson is gathering quotes for bollards (posts) and a canopy/covering for the bulk fuel tank area in an effort to protect the county's investment, especially during the icy winter weather.

Shared Trailer for Search & Rescue and Sheriff's Office

The Sheriff's office and Search & Rescue are considering the purchase of a trailer to share between the two entities and found one for about \$8,000. In light of the conversation about the county vessel funds, Sheriff Arne Jones requested to table this conversation until funds use is clarified.

Pathology Services Agreement - Ada and Oneida Counties

A pathology services agreement between Ada and Oneida counties was discussed in light of Attorney Lyle Fuller's concerns about the indemnity clause in paragraph 7, which Mr. Fuller expressed in a commissioner meeting this past fall. Mr. Fuller reached out to Ada County and received a response from their attorney's office stating they felt like the contract had been crafted in a way that honored the Idaho Constitution and they will not consider changing the language of the contract. Other counties have apparently raised the same issue and were given the same answer. As this is a "take-it-or-leave-it" situation, Mr. Fuller gave a reluctant thumbs-up.

Commissioner Eliason motioned to accept the agreement for pathology services between Ada and Oneida counties. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

Vice Chair for the December 23 Meeting

Commissioner Lewis will be unavailable for the meeting on December 23, 2024 and requested Commissioner Eliason fill the role of chairman for that meeting.

Commissioner Lewis motioned to assign Commissioner Eliason as vice-chair for the December 23, 2024 meeting. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

Hospital Board

Casey Jones has moved and is no longer on the hospital board. Wendy Boyer has resigned and will fill-in until a replacement is found (something that is in-progress).

Three names have been suggested, including Von Bean being recommended as an apt replacement for Casey Jones.

Commissioner Lewis motioned to request that Von Bean serve as replacement for Casey Jones on the Hospital Board. Seconded by Commissioner Eliason. All ayes. Motion carried.

Airport Board Members - Ratification

The previous airport board was non-functioning so the board was reorganized with five board members. Since then, the board has made some adjustments and additions to the board on their own. The board of commissioners have purview over those decisions and in light of recent resignations it was determined to ratify the board members not yet endorsed by the commission. Although the board should function as a 5-member (odd number) board they have requested to continue with 6-members. Additionally, the board secretary is now Kathy Ray as Roxanne Albretsen stepped down.

Commissioner Lewis motioned to acknowledge that the Oneida County Airport Board consists of previously ratified board members Jared Simpson, Terry Davis, and Ben Gleckler and to now ratify the remaining board members Parker Venable, Chesley Lewis, and Rob Stokes. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

Smart Card Encoder for Airport Fuel Tank

Commissioner Lewis explained airport funds and sources of revenue. Having established that the airport has the funds available, Commissioner Lewis discussed the airport's request to purchase a USB Smart Card Encoder. It is an enhancement to the current reader that can track gallons of fuel pumped from the underground tank. The new system would eliminate the ability to override and everyone will be able to use a card for fueling. The cost would come out of the airport budget.

Commissioner Lewis motioned to approve the purchase of a USB Smart Card Encoder and other items listed on the Leonard Petroleum Equipment estimate for \$1,939.90. Seconded by Commissioner Eliason. All ayes. Motion carried.

Proposed BOCC Meeting Schedule for 2025

After reviewing upcoming holidays, conferences, and trainings the commissioners approved the following dates for the 2025 Board of Commissioner meetings to be held at the Oneida County Event Center at 9:00am. Where possible, the commissioners kept the meetings on the second and fourth Monday of the month:

January 13	February 24	April 14
January 24 (Friday)	March 10	April 28
February 10	March 24	May 12

May 27 (Tuesday)	August 11	October 27
June 9	August 25	November 10
June 23	September 8	November 24
July 14	September 22	December 8
July 28	October 14 (Tuesday)	December 22

Commissioner Eliason motioned to move January's second meeting to January 24th, May's second meeting on Memorial Day to May 27th and in October move the Columbus Day meeting to October 14th. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

IT Managed Services Agreement

The IT Managed Services Agreement with IT Specialists was revised to address the concerns Attorney Lyle Fuller brought up in a recent commissioner meeting. This contract also added a few additional computers that were not included on the original version of the contract.

Commissioner Jeppsen motioned to delegate legal advisor Lyle Fuller to work with IT Specialists to amend the proposed contract. All ayes. Motion carried.

Liquor License Approvals

Commissioners found zero issues with the applications for liquor licenses for the year 2025.

Commissioner Eliason motioned to approve one-year retail alcoholic beverage licenses for the period of January 1, 2025 – December 31, 2025 for the following list of vendors. Seconded by Commissioner Jeppsen. All ayes. Motion carried.*

*Vendors:

- Maverick, Inc. #630
- Dude Ranch Café Partnership
- American Legion Post 65 Inc
- K-C Oil, Inc.
- CJ's Travel Stop LLC
- Hotel Malad LLC
- Thomas Market Inc
- G&K Atkinson, LLC dba Central Service
- Family Dollar Store #28427
- Parkland USA Corporation dba KJ's 80217 dba On the Run
- Wind River Petroleum, Inc. dba Top Stop Convenience Store C-35
- Ronna Hess dba Chat N' Chew

Legislative District 27 Meeting Attendance 12/19 at 2pm at Cassia County or via Zoom

The commissioners have the opportunity to attend the December 19, 2024 meeting at 2:00pm either in person in Cassia County or via Zoom. Commissioner Lewis is unable to attend, but Commissioners Eliason and Jeppsen plan to attend.

ICRMP Discussion

A brief follow up was given regarding the recent training for county employees and guests from surrounding counties was given.

Emergency Services 2024 Grant Applications for 2024 (SHSP & EMPG)

Commissioners reviewed and approved the annual grant applications for the Federal Emergency Management Performance Grant (EMPG) and the State Homeland Security Program (SHSP), which are grant programs through the U.S. Department of Homeland Security that provide funding for emergency situations.

Commissioner Jeppsen motioned to approve the 2024 subrecipient agreement for Oneida County for State Homeland Security Program (SHSP) funding in the amount of \$21,372.15. Seconded by Commissioner Eliason. All ayes. Motion carried.

Commissioner Jeppsen motioned to approve the 2024 subrecipient agreement for Oneida County for Emergency Management Performance Grant (EMPG) funding in the amount of \$18,303.46, which includes the 50% match owed by sub-recipient Oneida County. Seconded by Commissioner Eliason. All ayes. Motion carried.

Meeting recessed for lunch prior to the 1:00pm public hearing and subsequent reconvening of regular meeting after the hearing.

Public Hearing

Commissioner Eliason made a motion to open the public hearing for the development code amendment file numbers 24-0038D and 24-0031. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

After each amendment was presented, commissioners returned to the regular meeting for deliberation and then went back into the hearing to hear the presentation on the next item.

The regular meeting reconvened after the APA and RV portion of the public hearing.

RV

The commissioners had no issues with the proposed provisions for chapter 4G-4 regarding time limits and conditions for using recreational vehicles (RV) as primary living quarters.

Commissioner Eliason motioned to accept the proposed language to the RV amendments to the current development code. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

APA

It was proposed to add a new chapter (Chapter 8) to incorporate the Agricultural Protection Act, with accompanying definitions added to the definitions section of the Ordinance.

The commissioners feel like planning and zoning is doing the right thing by adding the Agricultural Protection Act (APA) to the development code based on recent legislature and questioned how any possible (future) incentives might affect the county with regards to tax breaks.

Commissioner Eliason motioned to accept the Agricultural Protection Act (APA) as outlined and proposed today. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

Commissioners discussed the necessity of forming an APA Review Committee as outlined in House Bill 608 with the Idaho State Legislature. Commissioner Lewis would nominate Steve Daniels, Josh Paskett, Brody Weeks, Clayton Eliason, and Commissioner Eliason would nominate Austin Tubbs as members of an APA Review Committee.

Commissioner Lewis motioned to accept Steve Daniels and Josh Paskett from the planning & zoning board, and community citizens Brody Weeks, and Austin Tubbs on an APA Review Committee. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

Commissioner Lewis motioned to nominate Clayton Eliason to an APA Review Committee. Seconded by Commissioner Jeppsen. Ayes from Commissioners Lewis and Jeppsen with Commissioner Eliason abstaining from the vote. Motion carried.

Commissioner Lewis motioned to move into public hearing for file 24-0031 to talk about WUI, PUD, and AFO. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

WUI

Proposed modifications to chapter 3A to clarify the scope of the Wildlife-Urban Interface Overlay District.

Commissioner Jeppsen motioned to approve the Wildlife Urban Interface overlay as presented. Seconded by Commissioner Eliason. All ayes. Motion carried.

The commissioners moved back into the public hearing.

AFO (Livestock Confinement)

Proposed modifications to definitions in chapter 1 and chapter 2A-3 regarding Animal Feed Operation (AFO) Small, Animal Feed Operation (AFO) Large, Feed Lot, and Livestock Confinement Facility, and clarified conditions for their use, including when such operations require a conditional use permit.

Commissioner Eliason motioned to accept the livestock confinement facility amendments to the development code. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

Commissioners moved back into public hearing.

PUD

Clarification on chapter 5 regarding concept plans being required for all conditional use permits, and outlined the process for concept plan approval.

Proposed amendments to Chapter 2 are to provide that a zoning designation may include Planned Unit Development (PUD) or Development Agreement (DA) on the official map to guide future development; and that approval of a PUD requires rezoning and a development agreement as well as a conditional use permit.

Commissioner Jeppsen motioned to move forward with the recommendations as presented with existing recommendations for planned unit development (PUD). Seconded by Commissioner Eliason. All ayes. Motion carried.

Commissioner Lewis motioned to move back into the public hearing to discuss the development agreement (DA). Seconded by Commissioner Eliason. All ayes. Motion carried.

Development Agreement (DA) / Concept Development Plan

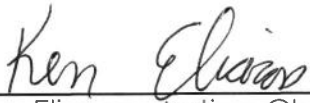
Proposed moving language to a new place in the development code because it was originally placed in the wrong area. This would encapsulate everything needed for a concept plan.

Commissioners had no changes or comments.

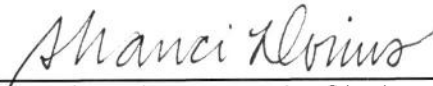
Commissioner Jeppsen motioned to accept the language as presented by the planning and zoning regarding the development agreement (DA) designation for all applicable zones. Seconded by Commissioner Eliason. All ayes. Motion carried.

Commissioner Eliason motioned to adjourn the regular meeting. Seconded by Commissioner Jeppsen. All ayes. Motion carried.

***** Meeting adjourned by 3:15 pm*****



Ken Eliason, Acting Chairman



Shanci Dorius, Deputy Clerk