



ONEIDA COUNTY COMMISSIONERS

BILL LEWIS, CHAIRMAN – KEN ELIASON – BRIAN JEPSEN

10 COURT STREET, MALAD, IDAHO 83252

Meeting minutes for January 23rd, 2023

Commissioners in attendance: Bill Lewis, Ken Eliason, Brian Jeppsen

The meeting was opened with the Pledge of Allegiance and pray offered by Commissioner Jeppsen.

Commissioner Lewis called for a review of the agenda. No changes were made.

The consent agenda consisting of payment of claims and approval of minutes for December 27th, December 29th, January 3rd, and January 9th, was addressed.

Commissioner Eliason made the motion to approve the consent agenda.

Commissioner Jeppsen seconded. All commissioners approve and the motion carried.

Airport board – The request was made to add another person to the board. The person suggested was Rob Stokes. The commissioners discussed the current membership and time of service.

Commissioner Lewis made the motion to approve Rob Stokes as a member of the airport advisory board.

Commissioner Eliason seconded. All commissioners approved and the motion carried.

One hangar lease was presented for approval. The applicant, Ben Gleckler, would like to build a hangar consisting on 2700 square feet. It was reported that other pilots have inquired about building hangars in the future as well. The board recognizes the need to plan for future growth designating space for small hangars separate from large scale hangars.

The airport board is adding language to the lease to better control hangar owners plowing snow except on their individual ramps. This amendment will be sent out to the current Leese's in the next few weeks.

Commissioner Jeppsen made the motion to approve the hangar lease for 2700 sq. ft. for a term of 10 years.

Commissioner Eliason seconded. All commissioners approved and the motion carried.

Attorney Brower reminded the board that the Klingenberg hangar lease is due for renewal and suggested to send a letter asking him to sign the new lease that other hangar owners have signed.

The airport board is seeking to enhance the proposed weather station by purchasing some additions to the package. The enhancements will be paid through donations. Classic Air, an ambulance service, and the county hospital have indicated interest in helping out. The county has committed almost \$10,000.00 for the project.



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Brad Hess presented paperwork for his Idahome development. The PLAT map had all signatures except for the county engineer and the commissioners. The engineer was expected to sign on the 24th. The Attorney reviewed the documents for the letter of credit. The commissioners agreed that if approved, commissioner Lewis could sign the PLAT map after the engineer had signed.

Commissioner Lewis made the motion to approve the Idahome subdivision PLAT map. Commissioner Jeppsen seconded. All commissioners approved and the motion carried.

Road and bridge received approval to purchase a generator to act as a second source of power for their building however the bid was not honored by the approved source. A second generator was found and they would like permission to purchase. The cost will be \$33,000 plus \$12,700 for wiring/hook up.

Commissioner Eliason made the motion to approve the new bid for the back up generator for road and bridge at a cost of \$33,000.00 plus \$12,690.00 installation cost, with the county reimbursing 50% of the cost to the road department. Commissioner Jeppsen seconded. All commissioners approved and the motion carried.

Tax cancelations – The Treasurer stated that on rare occasions, tax payments received in the mail will have an incorrect amount written on the check and the total amount paid will be less than the amount due. On occasions such as this it is usually due to the numbers being inverted on the cents to be paid; one example would be a tax notice showing \$155.52 due and the check being written for \$155.25 creating a difference of \$.27 cents. In circumstances like this it costs more in postage trying to recoup \$.27 cents so the Treasurer has suggested that commissioners give her authority to cancel taxes when the amount due is less than one dollar. Attorney Brower drafted a resolution to this effect.

Commissioner Jeppsen made the motion to approve resolution #2023-01-02 giving the County Treasurer authority to cancel taxes when the owed amount is equal to or less than \$1.00 (one dollar). Commissioner Eliason seconded. All commissioners approved and the motion carried.

Solid waste applications have been received by the Treasurer from citizens seeking to pay partial fees for temporary use of the service. These citizens claim to be away from their primary residence for several months at a time and desire to only pay partial fees. The Treasurer stated that the county is required to provide a landfill and that the responsibility resides with all residence to pay for this service regardless of usage. Commissioner Lewis made a motion to disallow any solid waste exemptions and Commissioner Eliason seconded. Attorney Brower cautioned there may be some conflicting ordinances that may prohibit the elimination of these fees. The ordinances will be reviewed and addressed at a later date. The motion was rescinded.



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Three parcels are being charged a garbage can pick up fee even though no can exists. The first parcel, RP0293301, had a can at one time but the vacant building was removed and does not require a landfill fee. Parcel number two, RP0233707, is an unimproved parcel that was split from another parcel containing a home. When the split occurred, the fee was added to both parcels. The Third parcel, RP0070407 was charged for a second can belonging to a neighbor. The parcel only has one can assigned. The first two unimproved parcels should receive a cancelation of \$312.00 each. The third parcel should receive a \$60.00 cancelation which is the charge for a second can.

Commissioner Eliason made the motion to forgive the solid waste fees for RP0293301 in the amount of \$312.00 dollars, RP0233707 in the amount of \$312.00 dollars and RP0070407 in the amount of \$60.00 dollars.

Commissioner Jepsen seconded. All commissioners approved and the motion carried.

Planning and zoning held a public hearing on January 4th, 2023 to receive public comment on recommended changes to the development code. The recommendations they bring to the commissioners include corrections to the table of contents, correcting/updating the definitions and term. Good discussion ensued around accessory dwelling units and accessory storage buildings. Zoning classifications will be better identified. Other item addressed include the schedule of regulations, town houses and condominiums, building height and lot sizes.

When discussing the density requirements, it was stated that the board recognized the existence of small lots that may need other considerations for building. They made the recommendation to allow building on these lots if the permit was approved prior to June 30th, of 2024. If the small lots were in an approved subdivision then there would be no expiration as long as the lots splits had been completed prior to the passing of the ordinance.

Deputy Assessor Jaime Olsen informed the commissioners that other issues with these small lots need to be considered. She reported that currently there are more than 100 small lots of five acres or less, and a couple that are slightly larger, that are classified as residential. The agricultural classification can only be granted if the land has been proven to generate \$1,000.00 dollars or more annually. The concern is that the assessor can't change the classification on these small lots to agricultural and yet the development code would not recognize them as residential. Further, for property tax purposes, the land would be assessed at the higher residential rate even though the owner could not build on it. Attorney Brower made the recommendation to exempt all small properties currently assessed as residential and grandfather them in, disallowing any reclassification to agriculture.

Commissioner Lewis made the motion to send their changes back to the planning and zoning board for their input. They will in turn comment back to the commissioners who will then set a public hearing prior to a final approval.

Commissioner Eliason seconded. All commissioners approved and the motion carried.

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Construction manager – Commissioner Lewis made a recommendation to use a construction manager for future projects in the county to help manage the governmental requirements for bidding and completing larger projects.

Commissioner Lewis suggested creating a committee to release an RFQ (request for qualifications) seeking companies that could be reviewed for past projects and financial stability and that the committee would then select and hire a company that could manage future projects, the first of which would be the remodel of the court room with ADA requirements in mind.

Commissioner Lewis made the motion to move forward with future project being managed under a construction management company.

Commissioner Jepsen seconded. All commissioners approve and the motion carried.

Commissioner Lewis made the motion to hire a construction manager for future county building projects.

Commissioner Eliason seconded. All commissioners approved and the motion carried.

Commissioner Lewis made the motion to approve Tory Richardson, Cody Brower and Commissioner Jepsen to sit on the hiring committee for the construction management company.

Commissioner Eliason seconded. All commissioners approved and the motion carried.

Commissioner Lewis recognized the opportunity to have one of the commissioners add the extension office added to their list of assignments. He suggested that he could add this department to his assignments. The other commissioners agreed.

The county policies were discussed and the need for changes and/or updates identified. Attorney Brower also suggested that all policies could be combined into one policy with each having a separate chapter.

Commissioner Lewis made the motion to hold an executive session per IC 74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student;

and

IC 74-206 (1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

Commissioner Jepsen seconded. a roll call vote was taken.

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Commissioner Eliason – Aye
Commissioner Lewis – Aye
Commissioner Jepsen – Aye
The motion carried.

One-time expense for a backup generator at the event center was postponed until a future meeting.

ICRMP updated their discount program and reported that they would be focusing on area of high claims which is law enforcement operations. They will complete a patrol risk assessment and if passed give a 10% discount to the law enforcement portion of our premiums.

Indigent levy reduction – the State Legislature passed a law whereby the state will assume fiscal responsibility for public defense. In exchange, the county will report that portion of their annual levy used for public defense so that the allowable levy amount can be reduced for that year. The clerk calculated this difference based on budgeted dollars and on actual expenses. The budgeted dollars were slightly higher however the commissioners opted for these numbers for the reporting. The changes will impact the 2020 and 2021 fiscal years only. No levy was collected in 2022 so there will be no negative impact to the county as the levy calculations are based on the highest dollar amount of the last three years.

Commissioner Eliason made the motion to report the following dollars as the amount levied for public defense in fiscal year 2020, 2021 and 2022.

2020 = \$51,012.88

2021 = \$20,244.07

2022 = \$ -0-

Commissioner Jepsen seconded. All commissioners approved and the motion carried.

Oneida County acts as the fiscal agent for Four CASI economic development. Part of the funding comes from the state via a grant. this year they are requiring a commissioner signature for the receipt of the grant funding which is \$12,500.00 dollars.

Commissioner Jepsen made the motion to approve and sign the EDPRO grant paperwork for the funding of \$12,500.00 for Four CASI economic development.

Commissioner Eliason seconded. All commissioner approved and the motion carried.

The Fair has asked that the project of replacing the parking area lights at the event center be modified to include RV connections on all poles except the pole closest to the building. Originally they were only going to add the RV power outlets on 4 of the 6 pole.

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Commissioner Lewis made the motion to approve the addition of one more light pole to receive RV power hook ups in the event center parking area.

Commissioner Eliason seconded. All commissioners approved and the motion carried.

The last one-time expense discussed was the bulk gasoline tank for county vehicles. The commissioners questioned how many gallons of fuel are used in one year. the issues was tabled until a future meeting.

The meeting was adjourned.



Bill Lewis, Chairman



Matthew L. Colton, Clerk