



MINUTES OF THE BOARD OF BANNOCK COUNTY COMMISSIONERS

Meeting Details

Date of Meeting:	Thursday, May 15, 2025
Commissioners present:	Ernie Moser, Jeff Hough, and Ken Bullock
Clerk of the Board:	Nancy Allen for Jason C. Dixon
Absent Board Members:	
Staff present:	Deputy Clerk Nancy Allen, Comptroller Kristi Klauser, and Attorney Jon Radford

Agenda Details

AGENDA	
	Business and Claims Meeting (action items)
	Agenda:
1	<ul style="list-style-type: none"> • Katy Bergholm and Melissa Gibbs, Idaho Department of Environmental Quality, annual update
2	<ul style="list-style-type: none"> • Scott Crowther, Event Center, regarding approval of and signature on (1) Event Sponsorship Agreement with Nuclean, (2) Rental Agreement for the Idaho Interscholastic Cycling League, and (3) contract for a cornhole tournament with Rumors for Make-a-Wish (requested 10 minutes) (action items)
3	<ul style="list-style-type: none"> • Alisse Foster, Planning and Development, requesting to discuss the process for a proposed subdivision that started with Bannock County and has since been annexed into the City of Pocatello (requested 5 minutes) (action item)
4	<ul style="list-style-type: none"> • Melissa Hartman, Veterans Services, seeking signature on Employment Verification Form with the National Association County Veterans Service Officers (requested 5 minutes) (action item)
5	<ul style="list-style-type: none"> • Read and Sign the Proclamation for the Field of Heroes (action item)
6	<ul style="list-style-type: none"> • (AMENDED) Signature on Property Tax Exemption letters (action item)
7	Claims Agenda: <ul style="list-style-type: none"> • Board of Ambulance District: Invoices and Commissioner Report • Board of Commissioners: Invoices, Commissioners Reports, and Credit Applications • Salary Rate Approval Forms/Notice of Separation with Potential Executive Session under Idaho Code §74-206(1)(a)&(b) regarding personnel with potential action following adjournment of Executive Session • Payroll Report • Alcohol Licenses and Permits • Certificate of Residency Approval • Mileage Reimbursement Requests • Technology Request Form • Memorandum Authorization for Accounts Payable • Cardholder User Agreement and Authorization
8	Assessor Review (potential action item)

Meeting Notes

- 1 9:00 AM Hough called the meeting to order. Moser moved to approve the amended agenda. The motion passed.

9:01 AM Bergholm reviewed the 2024 Report to Citizens, which is available online, and grants that DEQ has made to entities in the County.
9:05 AM Gibbs reviewed air quality and rock crusher regulations. Discussion ensued on wells, septic, groundwater, community systems, and landfill remediation.
- 2 9:19 AM Alex Phipps appeared. Crowther reviewed the interscholastic bike race. Moser moved to approve the contract with Idaho Interscholastic Cycling League. The motion passed.

9:21 AM Kris Miner appeared. Crowther reviewed the fee waiver request. Miner explained she owns Rumors and puts on a huge Make-a-Wish event. Crowther reviewed alcohol sales. The details will be worked out with the fee waiver to be approved.

Spencer Ward appeared. Crowther explained Ward owns Nuclean and uses the Complex. Discussion ensued on restrooms, cleaning with part time personnel, contracting, sponsorship, costs, difficulty hiring cleaning positions, and proposed terms for a contract. Ward explained the company has been around for 15 years. Radford reviewed suggested changes to contract. Bullock moved to approve the agreement as will be stated in a forthcoming contract. The motion passed.
- 3 9:44 AM Planning Director Hal Jensen and Pocatello Engineer Merrill Quayle also appeared. Jensen reviewed the subdivision started in Bannock County and was annexed. The developer would like to bond for the remainder of work to finish the plat. The City of Pocatello has taken over the project. City standards are being followed. Hough moved to allow the developer to enter a construction bond in order to bring the final plat for signature, knowing work is not complete under our ordinance, but will follow the City of Pocatello's ordinance. The motion passed.
- 4 9:51 AM Hartman reviewed the certificate and accreditation. Moser moved to sign the request. The motion passed.
- 5 9:55 AM Bullock read the Proclamation for Field of Heroes and the Board signed it.
- 6 9:59 AM Moser moved to sign the letters regarding tax exemption applications. The motion passed.
- 7 9:59 AM Bullock moved to approve the items on the claims agenda. The motion passed.
- 8 10:01 AM Assessor Anita Hymas, Appraiser Jason Hooker, Appraiser and System Analyst Joshua Stokes, and Garin Evans, Consulting Appraiser from Idaho State Tax Commission appeared. Hymas reported that the numbers have been finalized and the file has been sent for mailing, hopefully, next week. Residential and commercial values are going up.
10:04 AM Hooker reviewed trends for commercial, Marshall and Swift prices were updated, and storage unit values increased. Staff has been reaching out to companies that have some of the biggest increases to open dialogue, such as PMC and Titan Center.
10:10 AM Stokes explained that sales are gathered over the year, studied and analyzed, and a market comparison is done. The speed of value growth has slowed down, but it is still increasing. He reviewed sales by market area are not comparable to other areas. Over 80% of homes in the County value between \$200,000 to \$1 million. A typical healthy land to building ratio is 20/80 and the County's is at 22/78. New parcels, new construction, and building permits have been declining the year.
10:28 AM Hymas reported that a public service announcement is being worked on with the PIO to get the information on the market analysis out. Evans feels County staff have done a great job presenting this information. He is reviewing the County's compliance issue. A preliminary ratio study was done, and it appears to be looking good.

Action Item Summary

ACTION/DIRECTION	ASSIGNED TO
Approved amended agenda.	Clerk
Approved contract for Interscholastic Cycling League, fee waiver for Rumors' Make-a-Wish event, and to enter a contract with Nucleon for restroom cleaning.	Parks and Rec
Approved developer to enter a construction bond and finalize plat for subdivision that was annexed and now under the City of Pocatello.	Planning
Approved signature for application for accreditation as service organization representative and Proclamation for Field of Heroes.	Veterans Services
Approved signature on letters for tax exemption applications.	Commission
Approved claims agenda items.	Auditing/Clerk