

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 3, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule
Deputy Clerk Monica Reeves / Jenen Ross

No meetings were conducted today.

APPROVED CLAIMS ORDER NO. 12/10/18

The Board of Commissioners approved payment of County claims in the amount of \$33,745.33, \$81,796.89, \$45,001.56 and \$51,407.84 for accounts payable.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 4, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule
Deputy Clerk Monica Reeves / Jenen Ross

APPROVED CLAIMS ORDER NO. 12/10/18

The Board of Commissioners approved payment of County claims in the amount of \$38,571.96 and \$47,843.22 for accounts payable.

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- HP, Inc. in the amount of \$2046.00 for the Information Technology department
- Police Service Dogs, Inc. in the amount of \$10,000.00 for the Sheriff's Office
- Johnstone Supply in the amount of \$1608.06 for the Parks department

CONSIDER INDIGENT DECISIONS

The Board met today at 8:51 a.m. to consider indigent decisions. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Director of Indigent Services Yvonne Baker, Hearing Manager Kellie George and Deputy Clerk Jenen Ross.

Due to indigent hearings being vacated on December 27, 2018 the following cases need to be continued to January 3, 2019: 2018-1533, 2018-1496, 2018-1513, 2018-1428, 2018-1429, 2018-1473, 2018-1380, 2018-1363, 2018-1397, 2018-1460, 2018-1332, 2018-1482, 2019-4, 2018-1439, 2018-1111, 2018-1376 and 2018-1470. Upon the motion of Commissioner Rule and second by Commissioner White the Board voted unanimously to continue the cases as read into the record.

Director Baker spoke about a subordination agreement that was signed around November 19, 2018 for case no. 2007-522. Ms. Baker was contacted by the title company who informed her that the loan amount has changed and are requesting a new subordination agreement. The Board signed the document as requested.

A final approval was issued on case no. 2018-958 but per the medical review of this case some dates of service needed to be eliminated. Commissioner Rule made a motion to sign the amended final determination of approval for county assistance for case no. 2018-958. The motion was seconded by Commissioner White and carried unanimously.

The meeting concluded at 8:59 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH COUNTY ATTORNEYS FOR LEGAL STAFF UPDATE AND TO CONSIDER APPROVAL/DENIAL FOR A REFUND REQUEST FOR A REZONE FEE TO DON SUGGS; CASE NO. RZ2018-0013

The Board met today at 9:03 a.m. with county attorneys for a legal staff update and to consider the approval/denial of a refund request for a rezone fee to Don Suggs, case no. RZ2018-0013. Present were: Commissioners Tom Dale, Pam White and Steve Rule, DSD Director Tricia Nilsson left at 9:34 a.m., Deputy P.A. Zach Wesley, Deputy P.A. Mike Porter, Chief Public Defender Aaron Bazzoli left at 9:25 a.m. and Deputy Clerk Jenen Ross.

Meeting with Development Services Department to consider approval/denial for a refund request for a rezone fee to Don Suggs; Case No. RZ2018-0013: Director Nilsson explained that Mr. Suggs had applied for a rezone from ag to industrial but he has changed his mind. A refund of \$752.58 is being requested, some staff costs and the noticing fee have been deducted. Upon the motion of Commissioner Rule and second by Commissioner White the Board voted unanimously to sign the refund request to Don Suggs (see resolution no. 18-194).

EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE, COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION AND

COMMUNICATE WITH RISK MANAGER REGARDING PENDING/IMMINENTLY LIKELY CLAIMS

Note for the record: As properly noticed the Board met today at 9:03 a.m. for a legal staff update. A request was made to go into Executive Session to discuss records exempt from public disclosure, communicate with legal counsel regarding pending/imminently likely litigation and communicate with risk manager regarding pending/imminently likely claims. The Executive Session was held as follows:

Commissioner White made a motion to go into Executive Session at 9:05 a.m. pursuant to Idaho Code, Section 74-206(1) (d), (f) and (i). The motion was seconded by Commissioner Rule. A roll call vote was taken on the motion with Commissioners Rule, White and Dale voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Mike Porter, Deputy P.A. Zach Wesley, DSD Director Tricia Nilsson, Chief Public Defender Aaron Bazzoli and Deputy Clerk Jenen Ross . The Executive Session concluded at 9:33 a.m. with no decision being called for in open session.

The meeting concluded at 9:34 a.m. An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

FILE IN MINUTES

The Board filed the monthly report of the Canyon County Treasurer for October 2018 in today's minutes.

MEETING WITH DIRECTOR OF HUMAN RESOURCES TO DISCUSS GENERAL ISSUES, SET POLICY AND GIVE DIRECTION

The Board met today at 9:34 a.m. with the Director of Human Resources to discuss general issues, set policy and give direction. Present were: Commissioners Tom Dale, Pam White and Steve Rule, HR Director Sue Baumgart and Deputy Clerk Jenen Ross. Commissioner White made note that she has brought in several medical bills she's received and with Director Baumgart's help several coding errors were discovered which could have resulted in greater cost to the county. Commissioner Dale asked if these are reviewed on a regular basis. Ms. Baumgart said they are not because they are the explanation of benefits (EOB) which are sent directly to the patient and unless they are brought in by the employee HR does not see them. Commissioner Dale wonders if there is a way to have these claims reviewed because the errors could be costing the county a lot of money. Commissioner White suggested possibly making the review of the EOB a service that could be done by HR if an employee chose to bring in their explanation and any related bills. Director Baumgart expressed that medical coding errors really are a national problem and is often just human error. Commissioner Dale would like to have a meeting between the Board, Gem Plan and Blue Cross to discuss these errors to see if anything can be done. Ms. Baumgart will do some looking into things and speak to the health trust committee and see if any options are

available. Leadership training for the department administrators will be December 13th. Starting tomorrow she will have a meeting with her department to discuss the 2018 goals and how they were accomplished, what can be improved on, and how to get more accomplished; they will also be discussing goals for 2019. She will also be meeting individually with her staff to discuss their personal goals and performance evaluations. Limited English proficiency training link will be sent out next week. The new wellness plan will start in January which means the agreement that has been signed will need to be updated; last year there were only two wellness challenges left in the year by the time the contract was signed but we'd like to be signed up to participate in all four in 2019. Commissioner Rule requested that Ms. Baumgart email him the number of open positions in both the Assessor's and Sheriff's Office. The meeting concluded at 9:54 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH THE FAIR DIRECTOR TO DISCUSS GENERAL ISSUES, SET POLICY AND GIVE DIRECTION

The Board met today 10:02 a.m. with the Fair Director to discuss general issues, set policy and give direction. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Fair Director Diana Sinner and Deputy Clerk Jenen Ross. Director Sinner updated the Board on following items: There were three submissions for on the RFQ for the Fair Expo building and the committee will tomorrow to review them. As far as building rental they are at 43% of rental income for the year and every weekend January thru April is booked. 53% of fair sponsorship revenue is confirmed, 2 sponsors have increased their commitment this year and 4 new sponsors are confirmed. The website is being updated for 2019 and as entertainment acts are confirmed they are working on design pieces. There was a Fair Board meeting last night, there are two new candidates being considered to join the Board, Ms. Sinner has an application for one already and will be getting the other shortly. Once she has the applications she will forward them to the Board and schedule interviews as necessary. There are currently three open spots with two definite applicants and one possibility. Last week Fair staff attended the annual convention. Rebecca Coulter met with Mattress Firm at the convention and was able to not only secure their sponsorship but increase it for 2019. Three nights of the mainstage entertainment have been confirmed and they are continuing to work on Latino night. At this point no contracts have been signed so names cannot announced. Director Sinner hopes to have contracts signed in January with announcements and the on-sale date coming in February. The Sunday schedule will be adjusted for the Latino Festival as it seems to be a group that comes later and stays later. Carrie Johnson and Tina Holmquist from the extension office met with Director Sinner and Commissioner Dale yesterday in regards to the reciprocal agreement between Canyon County and Ada County for exhibitors to show at both fairs. In July, prior to the fair, representatives from 4-H, FFA and the fairs met to talk about the issues. The Western Idaho Fair doesn't really have any space issues, however, Canyon County does. The group talked thru it and thought that the best approach would be for 4-H and FFA exhibitors to only sell at one fair which is actually following 4-H policy for the state and to phase in that change. The changes that Canyon County will make for 2019 is to further limit species where there is an overcrowding issue such as sheep and goats. Right now you can bring 6 dairy goats to fair, which many exhibitors

did, the dairy goat number went up by over 30 last year and they did not have enough pens so next year they are taking that number down to 4 and are going to specify that you only get 2 pens. They are hoping to be able to better accommodate exhibitors and control the overcrowding a bit and then in 2020 the exhibitors will only be able to sell at one fair. Director Sinner is hopeful that will control a little of the overcrowding issues as well as also allowing for a little bit of growth. She thinks they will continue to see growth with the 4-H and FFA exhibitors and want to be able to accommodate as many kids as possible at fair. The big group is going to meet again and have 4-H and FFA make the official policy change. The meeting concluded at 10:12 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING – REZONE REQUEST FOR DENNIS AND TRACIE JONES

The Board met today at 1:30 p.m. to conduct a public hearing in the matter of a request by Dennis and Tracie Jones for a rezone of approximately 48.6 acres from "A" (Agricultural) to "RR" Rural Residential, Case No. RZ2018-0020. Present were: Commissioners Tom Dale, Pam White and Steve Rule, DSD Director Tricia Nilsson, DSD Planner Debbie Root, Dennis and Tracie Jones, and Deputy Clerk Monica Reeves. Debbie Root gave the oral staff report. The property is identified as residential on the future land use map and is surrounded by rural residential development. It is considered dry grazing land, there are no water rights available to the property. Silver Sage Estates and Butterfly Ridge have developed in the past year and the lots are filling up. The Joneses are requesting the rezone so they can obtain at least one residential building permit. The property will require platting as it is the remaining piece from the Silver Sage Estates conditional use permit that has since expired. The applicants have not indicated they're not going to further develop the property but they want to obtain one residential building permit. Staff is recommending approval of the rezone request. Tracie Jones testified they want to build their home on the property and at some future point they will look at developing it into three-acre or five-acre parcels for a total of eight or nine homes. Eventually they would like to give a lot to their children. Dennis Jones gave testimony regarding access onto Wagner Road. In response to a question from Commissioner White, Ms. Root said Wagner Road terminated before Swallowtail Road was built and so the portion that is straight on the section line would be Wagner Road. When Butterfly Ridge was developed Wagner Road did not extend that far. Upon the motion of Commissioner White and the second by Commissioner Rule, the Board voted unanimously to close the public hearing. Commissioner Rule believes this is the natural growth pattern in that area and it takes some pressure off immediate prime farm ground near Middleton and Caldwell. He is supportive of this type of development. Commissioner White has no opposition to it. Commissioner Dale concurred and said although irrigation water rights are not available, each lot has the right to drill a well and irrigate a half acre based on that domestic well. The land is dry pasture and it's not agriculturally productive at this point and therefore he has no problem with the rezone request. Upon the motion of Commissioner White and the second by Commissioner Rule, the Board voted unanimously to approve the rezone from agricultural to rural residential and to accept the Findings of Fact, Conclusions of Law and Order as well as the ordinance for map amendment. (See Ordinance No. 18-032.) The hearing concluded at 1:42 p.m. An audio recording is on file in the Commissioners' Office.

MEETING TO DISCUSS MAY 2019 JAIL BOND ELECTION COORDINATION, OUTREACH, AND POTENTIAL BOND ELECTION TIMELINES – ACTION ITEM: CONSIDER SIGNING SOLICITATION OF INTEREST FOR CANYON COUNTY JAIL BOND ELECTION INDEPENDENT PERSONAL SERVICE CONSULTANT – COORDINATION AND/OR OUTREACH

The Board met today at 2:03 p.m. to discuss the May 2019 jail bond election coordination, outreach, and potential bond election timelines, and to consider signing solicitation of interest for the Canyon County jail bond election independent personal service consultant for coordination and/or outreach. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Clerk Chris Yamamoto, Controller Zach Wagoner, Prosecutor Bryan Taylor, Deputy P.A. Mike Porter, Sheriff Kieran Donahue, Chief Deputy Sheriff Marv Dashiell, Captain Daren Ward, Christian Anderson, Nick Miller, PIO Joe Decker, Nicole Foy from the Idaho Press-Tribune, and Deputy Clerk Monica Reeves. Mike Porter advised that Chief Civil Deputy P.A. Sam Laugheed prepared a solicitation of interest for the Board to consider and although it's not ready to be signed today it will be finalized soon and placed on the Board's agenda. Commissioner White said in the interest of transparency and wanting the bond to be on the May 2019 ballot, she is ready to move forward with the outreach coordinator. She has reviewed the document and has received answers to her questions, she then made a motion to start the process so that a decision can be made. The motion was seconded by Commissioner Dale. Commissioner White then amended her motion to issue the solicitation of interest for the consultant coordinator for the educational community outreach. The amended motion was seconded by Commissioner Dale.

Commissioner Rule was opposed to the motion and he voted against it. The amended motion carried by a two-to-one split vote. Commissioner Dale made a motion to continue the action item to Thursday, December 6, 2018 at 9:00 a.m. The motion was seconded by Commissioner White and carried unanimously. The second part of today's discussion centered on the timeline issues that need to be addressed in order to have a jail bond question on the May 2019 ballot. Nick Miller said April 1st is the drop dead date to adopt the election ordinance and we need to treat that as our final deadline to arrive at the most important decisions. Key elements that have to be considered are: How long are we going to borrow money? Will it be for the 30-year maximum term allowable by the statute, or, are we going to borrow for a lesser term? What is the bond amount? There is no legal requirement to retain an architect or to get full bids and specifications. If the Board chooses to have an architect it will have to go through an RFP (Request for Proposals) process. If they get something back by Feb 1st or March 1st that gives the comfort level that the dollar amount we want to use is a reasonable estimate and then we have the credibility to go to the community and say this is the vetted amount. There was discussion about how to proceed with regard to vetting the project amount and what timeline it would occur under. Developing the vetting of the project cost to a comfort level the Board can support is a critical item right now. Commissioner White said DLR provided a number and then they reduced their original number and she asked if the Board should use that number. Mr. Miller said they could use that number, he also said there may be some triangulation between what the feasibility study estimates. Prosecutor Taylor said DLR had architects involved in the study and his trepidation is how much more money the County is going to spend on architects and consultants to refine the project estimate number. Commissioner Rule asked Mr. Miller if he is recommending the Board consider a number it believes the public should pass. Mr. Miller

said no, he is not recommending that. The Board has to decide what it thinks the County needs and sell that amount to the voters. Commissioner Dale said the only reason you might want to seek an architect is to further specify, but to what degree do you want to specify design? We have a good ballpark number that has been vetted and it seems to be accurate based on the cost of building these structures today. Nobody likes it but we know what it is. Mr. Miller said that would simplify the timeline a lot if the Board is comfortable with the number and if we can show that we have done due diligence to assert that it's a good number. Clerk Yamamoto said the \$170M number could be several hundred thousand dollars off either way depending on what building costs are doing and what was determined to be included. It sounds like the consensus is to pick a number and move forward with it and if it passes we can refine that. If it doesn't pass we still need to put this issue in front of the people. The need is real and if it fails we need some legs to go to the legislature with as to finding another funding source. One way or the other it has to go to the public for a vote. Sheriff Donahue concurred and said he believes the number is more \$187M than it is \$170M. He and his staff are very comfortable with the study and the methodology used in DLR's study and we do not need to spend more money on an architect because there was an architect involved with DLR every step of the way. Commissioner Dale said the credibility of the study is based on the experts who were involved and we had experts in every aspect. Mr. Miller said if we were not comfortable with the number and we had to do more work it has to be done before March 1st. Be credible when you go out to get it passed showing your due diligence and having it on the record that you are comfortable with the number. It doesn't change the timeline, the election is still May 21st, there's just less to do. Commissioner White said DLR's estimate is good through 2020. Christian Anderson said once a number is on the ballot it's a contract with the voters and you cannot "go back to the bank." If the Board is comfortable with the consultant's number that's great. He provided the Board with a handout showing the calendar of events starting with the April 1st deadline to adopt an election ordinance and ending with bond closing on September 12. (The handout is on file with this day's minute entry.) He said some coordination needs to happen with the consultant to hire someone to help with the PR piece. The ordinance will lay out the ballot language and it will state the estimated interest rate, total principal and interest, and the estimated tax impact per \$100,000 of taxable value. We want to be as close to the deadline as we can while accommodating the consultant so we can have the most up-to-date estimate of what the interest rates are going to be and what the impact to taxpayers will be. Commissioner Dale said before we adopt an ordinance we need to get some input from the public on the available options; he does not want to make that ordinance decision without input. Commissioner Rule said he doesn't want anyone to think all of the Commissioners are comfortable with DLR's number; another firm, HOK, is building a 1,100 bed facility for \$155M. Mr. Miller said if for some reason the price tag is less we don't have to issue bonds we don't need. If we authorize \$175M or \$187M and we know we only need \$150M then we issue that amount, and we could issue more if we need to later. Mr. Anderson referred to the handout showing annual debt service estimates for a \$170M bond noting that it would cost \$78 per year for \$100,000 of taxable value on the 25 year bond, and \$72 per year for a 30 year bond. (This applies to a \$200,000 primary home or a \$100,000 business.) Commissioner Dale said one of the reasons we wanted to move on getting this person to help with the outreach is so we can get the citizen meetings going so we can present to the voters what is most likely to have success. Mr. Anderson said he will be happy to share the financial

information at the public meetings. The meeting concluded at 2:40 p.m. An audio recording is on file in the Commissioners' Office.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 5, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule
Deputy Clerk Monica Reeves / Jenen Ross

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- Heartsmart.com in the amount of \$4300.00 for the Sheriff's Office
- Live Action Safety, LLC in the amount of \$1740.80 for the Sheriff's Office

APPROVED SALARY RATE REQUEST AND/OR KEY & SECURITY ACCESS REQUEST FORM

The Board approved a salary rate request and/or key & security access request form for Steven Philpott.

APPROVED CLAIMS ORDER NO. 1905

The Board of Commissioners approved payment of County claims in the amount of \$1,596,648.28 for a County payroll.

APPROVED SEPTEMBER 2018 TERM COMMISSIONER PROCEEDINGS AND SYNOPSIS

The Minutes of the Fiscal Term of September 2018 were read and approved and found to be a proper record of the proceedings of the Board of Commissioners of Canyon County, Idaho. Also approved was the synopsis for publication. Minutes of the Board of Canyon County Commissioners' meetings are on file in the Commissioners' Office and may be viewed upon request.

MEETING WITH RICHARD DUNNING TO DISCUSS PROPERTY ISSUE

The Board met today at 9:37 a.m. to discuss a property issue with Richard Dunning, specifically Lattimore Lane. Present were: Commissioners Tom Dale and Pam White, DSD Director Tricia Nilsson, Deputy P.A. Zach Wesley, Richard Dunning, and Deputy Clerk Monica Reeves. Richard Dunning said Lattimore Lane is a gravel road that doesn't meet specifications therefore it is precluding him from being able to sell some acreage and so he is seeking a waiver of the required specifications. Director Nilsson said the main issue with the northern section of Lattimore Lane is it doesn't have a base to the road. There was discussion about the possibility of an LID so the property owners along Lattimore Lane could share in the costs associated with bringing the road up to standards. Zach Wesley said the County has been asked to look into LIDs in the past but to his knowledge we are not managing any existing ones. Director Nilsson said the highway districts do not have a gravel road standard so the County created one in its private road standards and we provided some relief where if it's a 100 trips or less per day the road can be gravel. Commissioner Dale said the problem Mr. Dunning faces is that the entire profit from the selling of his land will be spent on building a road. Mr. Dunning said the neighbors have tried to sell properties but have been unable to do so because of the road issue. He said it makes no sense for him to pay taxes on property he cannot use. Commissioner White said an LID is worth looking into because it's very affordable. Director Nilsson said Mr. Dunning should contact the highway district and ask what it will take to get Lattimore Lane to a minimum public road standard, and, to inquire if an LID can be used on a private road. Mr. Dunning estimates he will lose between \$300,000 and \$400,000 if he doesn't do something. Director Nilsson said the County cannot just waive the requirements. We do not know what it will cost to bring Lattimore Lane up to a minimum standard so the first step is to contact the highway district and find out what the cost will be, and what it's going to take for the highway district to accept the road into their system. She can provide the assessment data for the properties around Lattimore Lane and she offered to accompany Mr. Dunning at the meeting with the highway district. Commissioner White encouraged Mr. Dunning to think about an HOA because he may be able to approach it in a different way. The meeting concluded at 10:07 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH THE WEED & GOPHER SUPERINTENDENT TO DISCUSS GENERAL ISSUES, SET POLICY AND GIVE DIRECTION AND TO CONSIDER ACTION ITEMS

The Board met today at 10:07 a.m. with the Weed & Gopher Superintendent to discuss general issues, set policy and give direction and to consider action items. Present were: Commissioners Tom Dale and Pam White, Deputy P.A. Jim Cornwell, Weed and Gopher Superintendent AJ Mondor and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider signing cooperative agreements between Idaho Transportation Department and Canyon County for gopher control and noxious weed control: Jim Cornwell said these are recurring yearly contracts with no changes. Mr. Mondor said there are a couple things in the appendix he'd like to change but will work to bring those forward next year. Both Mr.

Mondor and legal approve of the contracts as written. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the cooperative agreements between Idaho Transportation Department and Canyon County for gopher control and noxious weed control (see agreement nos. 18-198 and 18-199).

Mr. Mondor continued with his meeting updating the Board on the following items: The Boise State ornithology department has taken over care of the owl boxes. He recently had a conversation with the GIS Department about tracking the owl box data. Commissioner White spoke about information she received from the Mosquito Abatement District about ticks on grasses and asked if there is a way for Mr. Mondor to meet with the Mosquito Abatement District about spraying for the ticks or working in conjunction with them. He said he would look into it and get in contact with them. Mr. Mondor spoke about a belligerent gentleman that was recently in the office and asked if the county has a right to refuse service policy. Commissioners Dale and White believe that as long as it's handled in a professional manner it is okay to ask someone who is being belligerent to leave and return once they are more under control. The Board spoke with Mr. Mondor about the Orchard Review Board and asked if he can assist with finding Board members as all the current member terms have expired.

EXECUTIVE SESSION – PERSONNEL MATTER

A request was made to go into Executive Session to discuss a personnel matter. The Executive Session was held as follows:

Commissioner Dale made a motion to go into Executive Session at 10:26 a.m. pursuant to Idaho Code, Section 74-206(1) (b). The motion was seconded by Commissioner White. A roll call vote was taken on the motion with Commissioners White and Dale voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale and Pam White, Deputy P.A. Jim Cornwell, Superintendent AJ Mondor and Deputy Clerk Jenen Ross. The Executive Session concluded at 10:37 a.m. with no decision being called for in open session.

An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 6, 2018

PRESENT: Commissioner Tom Dale, Chairman
 Commissioner Pam White
 Commissioner Steve Rule – out of the office
 Deputy Clerk Monica Reeves / Jenen Ross

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- National Business Furniture in the amount of \$8981.28 for the Facilities department

APPROVED CLAIMS ORDER NO. 12/21/18

The Board of Commissioners approved payment of County claims in the amount of \$112,945.97 for accounts payable.

CONSIDER INDIGENT DECISIONS

The Board met today at 8:47 a.m. to consider indigent decisions. Present were: Commissioners Tom Dale and Pam White, Customer Service Specialist Robin Sneegas and Deputy Clerk Jenen Ross. The following cases do not meet the eligibility criteria for county assistance: 2019-0101, 2019-0104, 2019-0088, 2019-0082, 2019-102, 2019-111, 2019-024, 2019-086, 2019-080, 2019-089, 2019-103, 2018-1562, 2019-0110, 2019-0071, 2019-1573, 2019-0050 and cremation case no. 2019-0207. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to issue written initial denials within 30 days on the cases as read into the record. Case no. 2019-147 does meet the eligibility criteria for county assistance and upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to issue a written approval within 30 days. The meeting concluded at 8:49 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH COUNTY ATTORNEYS FOR LEGAL STAFF UPDATE AND CONSIDER ACTION ITEMS

The Board met today at 9:02 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Tom Dale and Pam White, Clerk Chris Yamamoto, Tracie Lloyd left at 9:25 a.m., Deputy P.A. Brad Goodsell, Deputy P.A. Mike Porter, Chief Deputy Sheriff Marv Dashiell, PIO Joe Decker, Andy Rodriguez from the Nampa Housing Authority, Debbie Driskell, Keith Dickerson and Deputy Clerk Jenen Ross. The action item were considered as follows:

Consider the granting of real properties to other political subdivisions or taxing districts: Tracie Lloyd explained that this is a continuation of the meeting on November 7, 2018 to consider the granting of certain properties to other political subdivisions or taxing districts. The Board gave Ms. Driskell 30 additional days to come up with the money to redeem the property which as of today is at \$12,702.22. Mr. Goodsell said the Nampa Housing Authority is here today and ready to accept the property. Ms. Driskell has a statement from Edward Jones stating she has \$9000 available once it's released to be able to make payment, however, at this point the entire amount will need to be paid in order to redeem the property. Mr. Rodriguez explained a little about their program and how they operate. Commissioner White made a motion to sign the resolution to deed the property to

the Nampa Housing Authority. The motion was seconded by Dale and carried unanimously. See resolution no. 18-195.

Consider signing solicitation of interest for jail bond election independent personal service consultant coordination and/or outreach: Mr. Porter explained that this is a continuation from the meeting on December 4, 2018 where a consultant/coordinator was discussed to provide outreach to the community and facilitate between the stakeholders, the contractor and bond counsel to move forward with education and outreach to the community for the purposes of moving to bond next year. Mr. Laugheed has reviewed the documents. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the solicitation of interest for the jail bond election independent personal service consultant coordination and/or outreach. A copy of this letter is on file with this day's minute entry. Mr. Porter said he believes Mr. Decker will help with getting the solicitation published with the deadline being December 13, 2018.

The meeting concluded at 9:29 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH JUVENILE DETENTION DIRECTOR TO DISCUSS MEDICAL SERVICES

The Board met today at 9:30 a.m. with the Juvenile Detention Director to discuss medical services. Present were: Commissioners Tom Dale and Pam White, Director of Juvenile Detention Steve Jett, Deputy P.A. Zach Wesley, PIO Joe Decker, reporter from the Idaho Press and Deputy Clerk Jenen Ross. It was recently brought to Director Jett's attention that over the last couple of months there have been a couple of calls from juvenile detention to the medical provider but the jail got billed for them. Through this error it brought to light that the Sheriff's Office is working on an RFP to privatize medical services in the jail. Director Jett is concerned because in the past his medical needs have been included with the Sheriff's Office and jail but he was not included in the previous RFP discussions. Commissioner Dale suggested Mr. Jett and Mr. Wesley work with Captain Ward and Mr. Porter about getting the needs of the Juvenile Detention Center included in the RFP since it has not yet been before the Board for approval. Mr. Wesley envisions that there would be a MOA between the Board and the Sheriff that lines out who would supervise and manage and what the responsibilities and budgetary implications are. The meeting concluded at 9:45 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING - REQUEST BY CANYON COUNTY TO AMEND THE ZONING MAP AND ORDINANCE, CASE NO. RZ2018-0025

The Board met today at 10:03 a.m. to conduct a public hearing in the matter of a request by Canyon County to amend the zoning map and ordinance for Case No. RZ2018-0025. Present were: Commissioners Tom Dale and Pam White, DSD Director Tricia Nilsson, DSD Planner Debbie Root, Deputy P.A. Zach Wesley, Sherri Jarvis, Randy Wood from Nampa Paving, and Deputy Clerk Monica Reeves. Debbie Root gave the oral staff report. Canyon County is

proposing to amend the zoning map to zone the subject properties (approximately 156 acres on Midland Road) that were dis-incorporated from the City of Caldwell. Per County code, the Board must assign a zoning district to properties that have been dis-incorporated. Staff is recommending the properties be zoned "A" (Agricultural), which is the zone that's on the Canyon County Comprehensive Plan Future Land Use Map and was also what the properties were zoned prior to being annexed by the City of Caldwell. Sherri Jarvis, who lives on Lincoln Road in Caldwell, testified that she is not necessarily opposed to the gravel pit although she doesn't want to live by one. She met with Randy Wood from Nampa Paving and shared her concerns about gravel trucks accessing the road directly across the street from her home and he said perhaps they could move it so it's not directly across from the Jarvis home. Ms. Jarvis is concerned about the impact a gravel pit will have on her quality of life as well as her property value and she would prefer the road be located so that the constant truck traffic doesn't impact her as severely. Commissioner Dale explained that today's hearing is about the zoning issue, it's not a gravel pit application. Ms. Root said the Nampa Paving application is scheduled for January 3, 2019 with the P&Z Commission. Randy Wood testified that the agricultural zoning designation is appropriate for the properties, and he confirmed that Nampa Paving has submitted an application for a gravel pit. Commissioner White said it's interesting that the properties have been sitting there with no zoning. Ms. Root said there's a gap in our process as far as when de-annexation occurs. Commissioner Dale said perhaps an appropriate amendment to the ordinance would be to say that when a property is de-annexed from a city it reverts back to the former zoning. Director Nilsson said she's been talking with Senator Lakey about a legislative fix because it's not anything with the County ordinance. It's an issue with counties because of the lack of involvement of counties in annexation or de-annexation and it leaves a loose end that needs to be cleaned up so perhaps there could be a legislative fix. We cannot have un-zoned properties, the local land use planning act requires that zoning be applied throughout your jurisdiction. Upon the motion of Commissioner Dale and the second by Commissioner White, the Board voted unanimously to close the public hearing. Upon the motion of Commissioner White and the second by Commissioner Dale, the Board voted unanimously to approve the request and assign a zoning designation of "A" (Agricultural) to approximately 155 acres of the properties dis-incorporated from the City of Caldwell, including Parcel Nos. R34063, R34063010, R34063010A, R34063011, R34062011, and R34164010 and to accept and sign the Findings of Fact, Conclusions of Law and Order, and to sign the ordinance for map amendment (See Ordinance No. 18-033.) The hearing concluded at 10:16 a.m. An audio recording is on file in the Commissioners' Office.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 7, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule – out of the office
Deputy Clerk Monica Reeves / Jenen Ross

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- Mountain Home Auto Ranch in the amount of \$43,706.00 for Fleet department/Sheriff's Office
- CDW Government in the amount \$41,692.91 for the Fleet department

APPROVED CATERING PERMIT

The Board approved an Idaho Liquor Catering Permit for The Curb Bar & Grill to be used 12/21/18 for a wedding.

MEETING WITH DIRECTOR OF JUVENILE PROBATION AND CONSIDER SIGNING JUVENILE JUSTICE ANNUAL FINANCIAL REPORT OCTOBER 1, 2017 THRU SEPTEMBER 30, 2018

The Board met today at 8:51 a.m. with the Director of Juvenile Probation and to consider signing the Juvenile Justice annual financial report for October 1, 2017 thru September 30, 2018. Present were: Commissioners Tom Dale and Pam White, Chief Juvenile Probation Officer Elda Catalano and Deputy Clerk Jenen Ross. Ms. Catalano reviewed the report with the Board last week where she was asked to more clearly detail out how the \$80K carry over would be used. The monies would be used as follows:

Remodel of the Juvenile Detention Center for a laundry room and interview room: \$8950.00

Full time Juvenile Probation Officer: \$58,200.00

Replace copiers at Juvenile Probation: \$17,686.90

Total: \$84,836.90

The report has been reviewed with Judge Onanubosi, he did not have any objections and has signed off on it. Commissioner White made a motion to sign the Juvenile Justice annual financial report. The motion was seconded by Commissioner Dale and carried unanimously. A copy of the report is included with this day's minute entry. The meeting concluded at 8:55 a.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION – PERSONNEL MATTER, ACQUISITION OF AN INTEREST IN REAL PROPERTY AND RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE

Note for the record: As properly noticed the Board met today at 9:02 a.m. for a legal staff update. A request was made to go into Executive Session to discuss a personnel matter, acquisition of an interest in real property and records that are exempt from public disclosure. The Executive Session was held as follows:

Commissioner White made a motion to go into Executive Session at 9:03 a.m. pursuant to Idaho Code, Section 74-206(1) (b), (c) and (d). The motion was seconded by Commissioner Dale. A roll call vote was taken on the motion with Commissioners White and Dale voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale and Pam White, Deputy P.A. Dan Blocksom, Deputy P.A. Brad Goodsell, Deputy P.A. Mike Porter, Chief Deputy Sheriff Marv Dashiell, IT Director Greg Rast and Deputy Clerk Jenen Ross. The Executive Session concluded at 9:44 a.m. with no decision being called for in open session.

Mike Porter noted for the record that the agenda items regarding amending Ordinance no. 14-014 will be considered at a later date as there are still some outstanding questions to be addressed before it's adopted. The meeting concluded at 9:44 a.m. An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

MEETING WITH IDAHO DEPARTMENT OF MILITARY ORDER OF THE PURPLE HEART TO CONSIDER SIGNING CANYON COUNTY PURPLE HEART PROCLAMATION

The Board met today at 9:45 a.m. with the Idaho Department of Military Order of the Purple Heart to consider signing the Canyon County Purple Heart proclamation. Present were: Commissioners Tom Dale and Pam White, Dan Pugmire, Don Turano, Bill Hamilton, Ned Barker, Frank Elsberry, PIO Joe Decker and Deputy Clerk Jenen Ross. A history of the Purple Heart was given. It is the oldest military decoration in the United States that is still in use. It was the first award made available to the common soldier, originally named the Badge of Military Merit by George Washington in 1782. It was introduced as the Purple Heart metal in 1932 and is awarded to men and women of the armed forces of the United States who are wounded by an estimate of war at the hand of the enemy or posthumously back to the next of kin in the name of those who are killed in action. The Purple Heart metal is specifically a combat decoration that no soldier seeks to receive. The proclamation is utilized to recognized cities, towns, counties and enemies that have determined that they would like to support or foster the idea of the Purple Heart and what it represents to the citizens. Mr. Decker said he is planning to publicize the proclamation on the website and could also send a press release. A sign has been provided to identify Canyon County as a Purple Heart County. Commissioners Dale and White read the proclamation into the record. Commissioner White made a motion to sign the proclamation declaring Canyon County a Purple Heart County. The motion was seconded by Commissioner Dale and carried unanimously. A copy of the proclamation is on file with this day's minute entry.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 10, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule

APPROVED SALARY RATE REQUEST AND/OR KEY & SECURITY ACCESS REQUEST FORM

The Board approved a salary rate request and/or key & security access request form for Andres Figueroa.

APPROVED CLAIMS ORDER NO. 12/21/18

The Board of Commissioners approved payment of County claims in the amount of \$37,084.30 and \$4,673.34 for accounts payable.

MEETING WITH COUNTY ATTORNEYS FOR LEGAL STAFF UPDATE AND CONSIDER SIGNING RESOLUTIONS CLASSIFYING CERTAIN RECORDS OF THE CANYON COUNTY PROSECUTING ATTORNEY'S OFFICE AND AUTHORIZING THE IMAGING AND /OR DESTRUCTION OF CERTAIN CRIMINAL CASE FILES/RECORDS AND CERTAIN JUVENILE CASE FILES/RECORDS

The Board met today at 9:02 a.m. with county attorney for a legal staff update and to consider signing resolutions classifying certain records of the Canyon County Prosecuting Attorney's Office and authorizing the imaging and /or destruction of certain criminal case files/records and certain juvenile case files/records. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Mike Porter and Deputy Clerk Jenen Ross. Mike Porter presented two resolutions for the Prosecutor's Office to destroy certain records. One resolution is for the destruction of certain criminal case files/records and the other is for certain juvenile case files/records. This is something that is done every couple of years. Upon the motion of Commissioner White and second by Commissioner Rule the Board voted unanimously to sign the resolutions for destruction of certain case files/records for criminal files (see resolution no. 18-196) and certain records for juvenile case files/records (see resolution no. 18-197). The meeting concluded at 9:04 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH THE DIRECTOR OF DEVELOPMENT SERVICES TO DISCUSS GENERAL ISSUES, SET POLICY AND GIVE DIRECTION AND CONSIDER ACTION ITEMS

The Board met today at 9:32 a.m. with the Director of Development Services to discuss general issues, set policy and give direction and to consider action items. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Zach Wesley, Controller Zach Wagoner left at 9:45 a.m., DSD Director Tricia Nilsson and Deputy Clerk Jenen Ross. Director Nilsson updated the Board on the following items: She recently had a meeting where the Valley Regional Transit (VRT) shortfall was addressed. In addition to what was already budgeted by Canyon County it appears that they would need another \$4529. The funds are not just being requested of Canyon County but of several municipalities including Ada

County and the Cities of Caldwell and Nampa among others. Director Nilsson is not sure what has caused the shortfall but Commissioner Rule said he would like to know why they couldn't stay in budget. Zach Wagoner said that during the budget process they requested \$36,340 which is what was included in the budget. After the budget was complete an invoice was received from VRT for \$1000 higher than what was budgeted. Mr. Wagoner said he's reached out to VRT for an explanation but so far has not gotten a good answer for the additional money. Commissioner Rule feels that a letter to Mr. Wagoner or the Board explaining their reasoning could be sufficient. Commissioner Dale is on the Executive Board but does not recall this request being sent out but will reach out to Kelli Badesheim to ask about the shortfall. Commissioner White would like to see some kind of written communication explaining the shortfall.

So far only about 10 people have RSVP'd for the Cost of Growth workshop but Director Nilsson suspects more people will actually show up. Commissioner Dale said he is planning to attend the workshop Wednesday evening. A P&Z joint meeting is planned for January. A budget and permit update was given for the first 2 month of the fiscal year, they are up this year as compared to the first two months of last fiscal year; mechanicals are down a bit so because of that Ms. Nilsson is no longer planning to contract out inspections for the Simplot freezers. Commissioner Dale asked if it would be possible to reevaluate the fees for ham radio towers as he feels they are pretty high. Director Nilsson said there may need to be an ordinance amendment to revise the fees.

Consider approval/denial of a resolution for a hardship waiver fee for Pamela Patton: A complaint was received about someone living in a motorhome on Ms. Patten property on Highway 44. Ms. Patten is disabled and the person living in the RV is her caretaker; she is willing to obtain a temporary use permit to allow someone to live in an RV outside of and RV park. The application fee is \$300 fee which is the amount she's requesting to have waived. This is a temporary permit for 90 days, after that she'll have to reapply. Commissioner Rule is willing to approve the resolution waiving the fee but would like to see a letter sent explaining that at the end of the 90 days if the vehicle remains on the property that any associated fees would need to be paid. Upon the motion of Commissioner Rule and second by Commissioner White the Board voted unanimously to sign the resolution for a hardship waiver fee for Pamela Patten (see resolution no. 18-198).

Consider approval/denial of a resolution of a fee waiver for a Comprehensive Plan Map Amendment for Jo Olsen and Spencer Kofoed: Per Ms. Nilsson's memo Alan Mills, a representative for Mr. Olsen and Mr. Kofoed, is requesting a fee reduction for a Comprehensive Plan Map Amendment. Both property owners have parcels near each other, but not adjacent. They both wish to submit an application for a change in future land use. Due to locality of the parcels, staff analysis will be the same for both parcels and no additional staff time will be required. A Comprehensive Plan Map Amendment fee is \$2500 for each application and it is being requested that each fee be reduced to \$1250. Director Nilsson supports this request. Upon the motion of Commissioner Rule and second by Commissioner White the Board voted unanimously to sign the resolution of a fee waiver for a Comprehensive Plan Map Amendment for Jo Olsen and Spenser Kofoed (see resolution no. 18-199).

The meeting concluded at 10:04 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH THE COUNTY AGENT TO DISCUSS GENERAL ISSUES

The Board met today at 1:33 p.m. with the County Agent to discuss general issues. Present were: Commissioners Tom Dale, Pam White and Steve Rule, County Agent Jerry Neufeld, Extension Educator Ariel Agenbroad, Family Consumer Science Educator Jackie Amende, 4-H Extension Educator Carrie Johnson, Extension Educator Samantha Roberts and Deputy Clerk Jenen Ross. Mr. Neufeld provided the following updates: There is a pesticide certification class happening later this week with 105 people signed up. They've been thru one round of applications for the open Commercial Horticulture position but have not found anyone to fill the position so they are in the process of starting a second round. Ms. Amende gave an overview of the programs she's been running including diabetes management and education and pre-diabetic education to hopefully reduce the risk. She is also working on the Well Connected Communities initiative which works with the 4-H program and the Robert Wood Johnson Foundation to create a culture of health in different communities. Ms. Roberts gave a brief background about herself and her education. In January she and Ms. Agenbroad will be hosting the Living on the Land course which will help people with their small acreage. Ms. Agenbroad is the Area Educator, her office is located in Boise but her territory actually includes 6 counties in southwestern Idaho. She gave a brief overview of the programs she runs including a Beginning Small Farms class. Ms. Johnson updated the Board on her programs including 4-H enrollment that opened in October, she has been going into schools to introduce the yoga program and other enrichment activities, conducting coding lessons at the Parma Learning Center as well as babysitting courses and she has been doing some STEM activities at the Nampa Public Library. The meeting concluded at 1:57 p.m. An audio recording is on file in the Commissioners' Office.

MEET WITH TOM CARTER FROM ALL DETAINMENT SOLUTIONS (ADS) REGARDING TEMPORARY JAIL HOUSING UNITS

The Board met today at 3:48 p.m. with Tom Carter from All Detainment Solutions (ADS) regarding temporary jail housing units. Present were: Commissioners Tom Dale and Pam White, Captain Daren Ward, Tom Carter from ADS, and Deputy Clerk Monica Reeves. Mr. Carter said they are in full production and on schedule and that Captain Ward has been in close communication with the company's vice president in charge of manufacturing and has been keeping ADS well informed. The company is working with other jails throughout the country but their focus right now is on Canyon County. Commissioner Dale asked if the County's design could become a template or a model for other parts of the country and if so, could it accelerate to the point where ADS needs to get other manufacturing plants going. Mr. Carter said anything is possible. ADS is expanding their plant and it's going to be much larger than when Captain Ward was there. Canyon County's complex will be made up of 28 trailers and they are in two different locations and Captain Ward will see all of them in both locations when he visits the site in January. Commissioner White asked how it will be

handled if there are changes that need to be made. Captain Ward said they started with the basic design and when it came to items like the type of shower curtains, for instance, they were able to work out those details via email. If we wanted to change the whole unit to a different style it would be done through a change order but he doesn't believe there is any need for that. He, the Sheriff, and Paul Navarro are going to do a site visit and see where they're at with the project. Commissioner Dale asked if anyone envisions it not being temporary but something that could be an alternative to cement and bricks. Mr. Carter said 85% of the counties and sheriffs he speaks with see this as a long-term solution. It is stainless steel so the actual usable shelf life is 40-50 years, it's not going to degrade because of age. They are being designed with extra space to allow for new technologies that come down the road and everything is in place so we can add to it so the functionality for long term is there. ADS has done entire designs for not only jails, but for administrative office and courtrooms as well. There is a lot of flexibility you can add to it or subtract from the design. He said their culture as a company is spend the money you need now, but they will be designed so it can easily be added on to five or six years down the road. Commissioner Dale said if a jail bond cannot be passed in the next five years and this was an alternative could the units be moved to our new jail site and could a permanent fixture be created. Mr. Carter said that could easily be accomplished. Commissioner Dale said if it was moved to the new jail site they wouldn't be able to build in the efficiency we've been talking about with a new jail because there would have to be a lot more staff. Captain Ward said it wouldn't quite be to the extent of a brick and mortar facility but we could get close. Mr. Carter said ADS has done footprints for over 800 beds for counties that could be 1800 beds just as easily. Commissioner Dale said we would want open space and natural light for the mental health of the employees and inmates. Mr. Carter said that is doable. Captain Ward said when the units are here we will be able to see those things. He spoke with deputies working in Green County and they talked about how much nicer it is to work in these units rather than in the brick and mortar building because it's cleaner and smells better. With regard to whether ADS has secured subcontractors, Mr. Carter said their staff is working on that and they have met with a number of people locally so that process is well under way. Commissioner Dale asked for a status update on the work being done in the jail parking lot to accommodate the units. Captain Ward said Hess Construction is relocating the sidewalk and it looks like we're waiting on water and sewer. He spoke with the facilities director last week and they are finishing up and then he will get bids on the project. Everything is on track for where we want to be. No Board action was required or taken as today's meeting was held for information purposes only. The meeting concluded at 4:05 p.m. An audio recording is on file in the Commissioners' Office.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 11, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule
Deputy Clerk Monica Reeves / Jenen Ross

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- Dennis Dillon in the amount of \$24,015.00 for the Fleet department/Sheriff's Office
- Intermountain Wood Products in the amount of \$3,184.64 for Facilities
- BOE in the amount of \$10,217.00 for the Information Technology department
- BOE in the amount of \$7899.10 for the Information Technology department
- BOE in the amount of \$7488.00 for the Information Technology department
- BOE in the amount of \$38,493.80 for the Information Technology department
- Databank in the amount of \$12,169.00 for the Information Technology department
- HP, Inc. in the amount of \$2783.70 for the Information Technology department
- SHI in the amount of \$140,846.86 for the Information Technology department

MEETING WITH THE DIRECTOR OF FACILITIES AND INFORMATION TECHNOLOGY TO DISCUSS GENERAL ISSUES, SET POLICY AND GIVE DIRECTION

The Board met today at 8:32 a.m. with the Directors of Facilities and Information Technology to discuss general issues, set policy and give direction. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Facilities Director Paul Navarro, IT Director Greg Rast, Assistant IT Director Eric Jensen and Deputy Clerk Jenen Ross. Director Rast updated the Board on the following items: After the first of the year they are going to change the connectivity out to the Ambulance District; the plan is to make it site-to-site instead of the VPN system currently being used. The OnBase program is starting to show some return on investment with several departments and offices using it and many applications within the program being used. The new jury application within OnBase will be phased in starting on February 20th which will encompass the jury wheel, compensation as well as mailing and return of summons. Originally there was a jury module for Odyssey but Canyon County has opted out of using that application in favor of the custom build module that will operate within OnBase. Commissioner Dale asked if the county has any kind of leverage to receive monetary concession from the Supreme Court since we will not be using the state's system as there should be some kind of saving to them. Mr. Rast said he can certainly pose the question to the Supreme Court but he doesn't believe there would any compensation. There were a few purchase orders that came down last night for copiers, most have been budgeted for but there is one in the print shop that was not budgeted for. Director Rast thought he could get another year out of the printer but it's starting to wear out. This particular printer/copier is used to run the 3-part copies which takes a toll on it, in addition to that it has 9 million clicks. He has found some savings within his budget, from the Nortel phone system, to cover the cost of this machine. Through all the negotiations that have been done they have able to save about \$89K on the Nortel project. There will be and RFP coming forward early next year for the fiber optic connectivity to weed and pest. They have been

working with the Sheriff's Office on a new jail metric/statistics program that they're writing for public awareness of the jail population which is scheduled to go live next week. Every morning stats are pulled directly from the Spillman database to be displayed on the website. Commissioner White asked about charging stations around the courtrooms. Director Navarro said USB outlets could be installed if there is power available.

Director Navarro updated the Board on the following items: They are continuing to work on the Dale Haile parking lot; they've been working to realign the curb, gutter and sidewalk and the work should be complete by Friday. The next big components are the sewer line, water line and fire water line; the plans have been approved by the city and they are out getting informal bids right now from three contractors. We are approximately 53 days from delivery of the trailers. Cable T.V. and fiber optics are done and the power conduits are set. Fairground LED lighting conversion is being worked on. Facilities staff will do the work and the light fixtures have been purchased for just under \$9000. Director Navarro has met with Idaho Power and they are willing to provide a rebate of \$3300. He anticipated that the LED lighting will use 1/8 of the power. Recently he and Director Sinner attended a meeting at the City and they have agreed to improve the electrical system at the Charolais barn although Director Navarro anticipates they may ask the county for assistance with some of the work. The meeting concluded at 8:58 a.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND COMMUNICATE WITH RISK MANAGER REGARDING PENDING/IMMINENTLY LIKELY CLAIMS

Note for the record: As properly noticed the Board met today at 9:02 a.m. for a legal staff update. A request was made to go into Executive Session to discuss records exempt from public disclosure and communicate with risk manager regarding pending/imminently likely claims. The Executive Session was held as follows:

Commissioner Rule made a motion to go into Executive Session at 9:04 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (i). The motion was seconded by Commissioner White. A roll call vote was taken on the motion with Commissioners White, Dale and Rule voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Dan Blocksom, Deputy P.A. Jim Cornwell, Deputy P.A. Zach Wesley, Fair Director Diana Sinner, Facilities Director Paul Navarro and Deputy Clerk Jenen Ross. The Executive Session concluded at 9:40 a.m. with no decision being called for in open session.

MEETING WITH DIRECTOR OF INFORMATION TECHNOLOGY TO CONSIDER ACTION ITEMS

The Board met today at 9:41 a.m. with the Director of Information Technology to consider action items. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Dan Blocksom, IT Director Greg Rast, Assistant IT Director Eric Jensen, IT Operations Manager Don Dutton and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider signing Carousel non-disclosure agreement: Director Rast explained that Carousel is the vendor that supports all the telephone pieces throughout the county. The non-disclosure agreement is the first set in possibly entering into a 3 year agreement. Commissioner Rule had some questions about the security of the data but Director Rast clarified that all data and all the systems are on-site. Carousel helps from afar, they are able to access the network remotely. What the NDA will do is that when they do remote into the system and gain user knowledge they cannot disclose any information. They will only have access to the phone system not the entire computer network. Additionally, they will be helping with removal of the Nortel phone system. Upon the motion of Commissioner Rule and second by Commissioner White the Board voted unanimously to sign the non-disclosure agreement with Carousel (see agreement no. 18-200).

Consider signing Pure Storage End User agreement and purchase order for servers, server maintenance, and technical support: Dan Blocksom said he has negotiated with opposing counsel and this is the agreement that come from that. Director Rast said the county has been paying a premium for IBM storage. The projection over the next 8 years is that if we stay with the current model we'll spend approximately \$1.45M but if we move to this product at a cost of \$145K we could potentially save \$368K over those 8 years. The PO is for \$140,846.86 for the purchase of this product, \$60K of which was budgeted for but savings from the Nortel project along with some disaster recovery money will cover the remainder. Director Rast said this is all on premise storage. Commissioner Rule made a motion to sign the Pure Storage end user agreement and purchase order for servers, server maintenance and technical support. The motion was seconded by Commissioner White and carried unanimously (see agreement no. 18-201). Dan Blocksom noted for the record that these products are on the state division purchasing contract so that is why there was no additional procurement process necessary, additionally, they are also on the NASPRO contract.

The meeting concluded at 10:00 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING - REQUEST BY JULIE TUCKER FOR A REZONE, CASE NO. RZ2018-0016

The Board met today at 10:11 a.m. to conduct a public hearing in the matter of a request by Julie Tucker for a rezone of approximately 20.62 acres from "A" Agricultural zone to an "R-1" (Single Family Residential) zone, Case No. RZ2018-0016. Present were: Commissioners Tom Dale, Pam White and Steve Rule, DSD Planner Jennifer Almeida, Julie Tucker, Mark Tucker, Dennis Clark, Tamara Sloviaczek, Lyle Zufelt, and Deputy Clerk Monica Reeves. Jennifer Almeida gave the oral staff report. The current zone is Agricultural and the future land use map shows this area as residential. It is within Middleton's impact area but is not within the flood zone. The area is a mix of agricultural and residential uses and within one mile of the subject property there are 30 platted subdivisions for a total of 506 lots. Those lots have an average lot size of 1.46 acres. The proposed rezone would be commensurate to

the lot sizes that exist within platted subdivisions within one mile. There are several areas of rural residential within one mile. There is R-1 zoning located 2,745 feet northeast of the property. Individual domestic wells and septic systems are proposed; the applicant will be required to adhere to Southwest District Health and the Idaho Department of Water Resources requirements and she will be required to complete a subdivision engineering report as part of the platting process. The property is not located within a nitrate priority area. Duff Lane is a minor arterial road in the vicinity of the subject property and access for residential development should be located on the north boundary. The highway district felt this location appeared to be adequate site distance for the 45 mile per hour posted speed limit. The City of Middleton indicated that city sewer and water is located ¼ mile to the south, they didn't state any objection or request the subdivision be connected to city services. The P&Z Commission recommended denial finding that the proposed zone change was not more appropriate than the current designation of agriculture and that it was not compatible with surrounding land uses as it would introduce lot sizes smaller than what currently exists in the area. They also found that the proposed use would negatively change the essential character of the area by creating lots sizes smaller than those currently existing. Staff has reviewed the request and found that it meets the standard of review for zoning amendment and is harmonious with the comprehensive plan as well as the future land use map. Julie Tucker testified that she is the realtor for the property owner, Mr. Clark, who owns 110 acres and is requesting to develop 20 acres on the hillside. The lot sizes will be determined by Southwest District Health, but the applicant is hoping to have two to three-acre lots to the east with the rest being much larger in size due to the steepness of the ground. The property is difficult to irrigate and if possible, they will utilize the irrigation but deliverability could be a problem. Commissioner Rule said by the time they build a road and take away setbacks the applicant will be lucky to get 10-11 lots on the high end. Ms. Tucker said they asked for R-1 zoning because they didn't want to be restricted to two-acre lots knowing that five acres would essentially be roadway and easements. The irrigation delivery access point is not on the subject property, it comes through another property. They are not trying to get rid of water rights, if they can get the rights they will utilize them. Commissioner Rule said if the applicant does not have irrigation water the results are weedy and nasty and so they will probably have to use pressurized irrigation. Ms. Tucker said they are hoping they get irrigation water. Dennis Clark testified that he owns a farm on Duff Lane and wants to take the 20-acre parcel and divide it for houses. He currently leases the farm to Mark Tucker who has done a good job cleaning it as it was in cockleburs when Mr. Clark purchased it. Commissioner Rule asked if he intends to transfer water rights and Mr. Clark said he will do whatever is best to make the project better. Mark Tucker testified that he has farmed the property for four years and has found it to be extremely sandy and sloped and hard to keep wet. Alfalfa is currently grown on site and pressurized irrigation is utilized. He said it's difficult to harvest the hay with farm machinery other than on the northern piece which is the flattest and best farm ground. The water is pumped through the Sloviaczek property. Tamara Sloviaczek testified that she owns the property that is an L-shape around the subject property. Her parents farmed in the area for 50 years, and she and her husband own and operate the farm on Bullock Road and they rent it out to Mark Tucker who grows hay. She is a neutral party but has the following concerns: the number of houses, the impact on the water table, and the reduction in farmland. They do intensive farming on their properties and they hope to continue to do so. Lyle Zufelt testified he is not opposed to development

but he is opposed to the possibility of overdevelopment and the impact on the water table and availability of the irrigation water. During rebuttal, Ms. Tucker said when she first approached the highway district to see if they could subdivide she envisioned Turner Drive to be extended but the district said no so they had to push it to the top. Black Canyon Irrigation District made it clear that the applicant has 18-acre feet of water for the 20 acre which would leave more than ample water if they chose to use it. Ms. Tucker said Roy Orr with the irrigation district told her that if she can get water to the property he will require them to use it. Deliverability will be the question and they would love to have the water. Upon the motion of Commissioner Rule and the second by Commissioner White, the Board voted unanimously to close public testimony. Commissioner Dale said if they are irrigating the property now there is obviously water available and he encouraged them to use it. Commissioner Rule asked if conditions could be imposed. Ms. Almeida said it's not a conditional rezone and there isn't a development agreement that would give the Board a mechanism to impose conditions; however, through testimony it is clear water is available and during the platting processing staff will look for pressurized irrigation systems and there would be mechanism at that time to impose conditions. Commissioner Rule made a motion to approve the rezone for Case No. RZ2018-0016 to rezone Parcel No. R37605010A from "A" (Agricultural) to "R-1" (Single Family Residential). The motion was seconded by Commissioner White. During discussion Commissioner Rule said if the irrigation plan doesn't show some kind of delivery system via the irrigation water rights that are available to the property it should be denied. Commissioner White said her hesitations were calmed by Ms. Almeida's comments as well as the sworn testimony given today with regard to the available water. The motion carried unanimously. Upon the motion of Commissioner Rule and the second by Commissioner White, the Board voted unanimously to approve the Findings of Fact, Conclusions of Law and Order and to approve the ordinance directing the change to the official zoning map. (See Ordinance No. 18-034.) The hearing concluded at 10:56 a.m. An audio recording is on file in the Commissioners' Office.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 12, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule
Deputy Clerk Monica Reeves / Jenen Ross

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- Neopost in the amount of \$1203.60 for the Information Technology department
- Old Castle Pre-cast in the amount of \$17,098.50 for the Facilities department

APPROVED SALARY RATE REQUEST AND/OR KEY & SECURITY ACCESS REQUEST FORM

The Board approved a salary rate request and/or key & security access request form for Sonia Juarez.

APPROVED CLAIMS ORDER NO. 12/21/18

The Board of Commissioners approved payment of County claims in the amount of \$138,926.20 for accounts payable.

APPROVED CLAIMS ORDER NO. 12/12/18

The Board of Commissioners approved payment of County claims in the amount of \$4332.96 for accounts payable.

APPROVED CLAIMS ORDER NO. 12/13/18

The Board of Commissioners approved payment of County claims in the amount of \$23,772.02 and \$5291.60 for accounts payable.

APPROVED CLAIMS ORDER NO. 12/19/18

The Board of Commissioners approved payment of County claims in the amount of \$1242.00 for accounts payable.

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 10:04 a.m. with county attorneys for a legal staff update. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Zach Wesley left at 9:07 a.m., Deputy P.A. Brad Goodsell and Deputy Clerk Jenen Ross. A brief discussion was had regarding the Cost of Growth workshop taking place later this evening. The meeting has been placed on the agenda but no Clerk will need to attend as it is not a Board meeting since no action will be taken by the Board nor will it be run by the Board but Director Nilsson will record the meeting for good measure.

EXECUTIVE SESSION - COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION AND COMMUNICATE WITH RISK MANAGER REGARDING PENDING/IMMINENTLY LIKELY CLAIMS

Note for the record: As properly noticed the Board met today at 10:04 a.m. for a legal staff update. A request was made to go into Executive Session to communicate with legal counsel regarding pending/imminently likely litigation and communicate with risk manager regarding pending/imminently likely claims. The Executive Session was held as follows:

Commissioner Rule made a motion to go into Executive Session at 10:07 a.m. pursuant to Idaho Code, Section 74-206(1) (f) and (i). The motion was seconded by Commissioner White. A roll call vote was taken on the motion with Commissioners White, Dale and Rule voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Brad Goodsell and Deputy Clerk Jenen Ross. The Executive Session concluded at 10:12 a.m. with no decision being called for in open session.

EXECUTIVE SESSION TO CONSIDER PRELIMINARY NEGOTIATIONS INVOLVING MATTERS OF TRADE OR COMMERCE IN WHICH THE GOVERNING BODY IS IN COMPETITION WITH GOVERNING BODIES IN OTHER STATES OR NATIONS, PURSUANT TO IDAHO CODE § 74-206(1)(E)

A request was made to go into Executive Session to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations, pursuant to Idaho code § 74-206(1)(e). The Executive Session was held as follows:

Commissioner Rule made a motion to go into Executive Session at 10:33 a.m. pursuant to Idaho Code, Section 74-206(1) (e). The motion was seconded by Commissioner White. A roll call vote was taken on the motion with Commissioners White, Dale and Rule voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Brad Goodsell, Chief Deputy Assessor Joe Cox, Administrative Analyst Jennifer Loutzenhiser, Nampa Economic Developer Beth Ineck, Caldwell Economic Developer Steve Fultz, Representatives from Project Charlie and Deputy Clerk Jenen Ross. The Executive Session concluded at 10:59 a.m. with no decision being called for in open session.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 13, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule
Deputy Clerk Monica Reeves / Jenen Ross

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- Interstate Electric Supply in the amount of \$8904.00 for the Fair

CONSIDER INDIGENT DECISIONS

The Board met today at 8:48 a.m. to consider indigent decisions. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Director of Indigent Services Yvonne Baker and Deputy Clerk Jenen Ross. The following cases do not meet the eligibility criteria for county assistance: 2019-0221, 2019-0084, 2018-1571, 2019-0163, 2019-0171, 2019-0113, 2019-0033, 2019-0117, 2019-0227, 2019-0119, 2019-0057, 2019-0194, 2019-0105 and 2019-0122. Upon the motion of Commissioner White and second by Commissioner Rule the Board voted unanimously to issue initial denials with written decisions within 30 days. Case no. 2019-0247 meets the eligibility criteria for cremation approval, upon the motion of Commissioner White and second by Commissioner Rule the Board voted unanimously to approve the case as read into the record with a written decision to be issued within 30 days. The meeting concluded at 8:50 a.m. An audio recording is on file in the Commissioners' Office.

MEDICAL INDIGENCY HEARING FOR CASE NO. 2018-1446

The Board met today at 9:26 a.m. to conduct a medical indigency hearing for case no. 2018-1446. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Director of Indigent Services Yvonne Baker, Hearing Manager Kellie George, Deputy P.A. Jim Cornwell, Attorney Mark Peterson for St. Lukes, Cortney Kriss for St. Lukes and Deputy Clerk Jenen Ross. Upon the motion of Commissioner Rule and second by Commissioner White the Board voted unanimously to continue the case to March 7, 2019. The hearing concluded at 9:41 a.m. An audio recording is on file in the Commissioners' Office.

CONSIDER INDIGENT MATTERS

The Board met today at 9:44 a.m. to consider indigent matters. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Director of Indigent Services Yvonne Baker, Hearing Manager Kellie George and Deputy Clerk Jenen Ross. Neither the hospital nor the applicant appeared on the following cases: 2018-1322 (this case number was read into the record as 2018-1332 but written documentation provided by Indigent Services the day of the hearing shows it as noted), 2018-1366, 2018-1442, 2018-1400, 2018-1383, 2018-1336, 2018-1340, 2018-1331, 2018-1258 and 2018-1126. Upon the motion of Commissioner White and second by Commissioner Rule the Board voted unanimously to issue final denials with written decisions to be issued within 30 days on the cases as read into the record.

Upon the motion of Commissioner Rule and second by Commissioner White the Board voted unanimously to continue case nos. 2018-1399 and 2018-1390 to February 7, 2019.

Commissioner White made a motion to issue final approvals with written decisions within 30 days for case nos. 2018-1337 and 2018-1170. The motion was seconded by Commissioner Rule and carried unanimously.

The meeting concluded at 9:48 a.m. An audio recording is on file in the Commissioners' Office.

LEGAL STAFF UPDATE AND OPEN LETTERS OF INTEREST FOR JAIL BOND CONSULTANT

The Board met today at 10:08 a.m. for a legal staff update and to open letters of interest for the Jail Bond Consultant. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Clerk Chris Yamamoto left at 10:13 a.m., Chief Deputy P.A. Sam Laugheed, Deputy P.A. Zach Wesley and Deputy Clerk Jenen Ross. Sam Laugheed prefaced the meeting explaining that on December 6th a written solicitation of interest was issued for a jail bond consultant to make this opportunity available to a wide range of potential consultants. Today at 8:59 a.m. was the deadline to submit statements of interest. Three statements of interest were received prior to the deadline; submissions were received from Ysabel Bilbao (Bilbao & Co.) at 8:46 a.m. today, Rosemary Curtin (RBCI) at 5:28 p.m. yesterday and Amanda Watson (Atlas Strategic Communications) at 10:47 p.m. yesterday. The statements have not yet been reviewed but Mr. Laugheed proposes copies be provided to the Board, Clerk Yamamoto, Sheriff Donahue and anyone else who would like to review them. A draft contract has already been prepared for whenever the Board feels comfortable moving forward. Since this is a solicitation of interest for personal services it doesn't require any particular process, it is something that is in the best interest of the county as determined by a majority of the Board. Options for moving forward and making a selection could either be to schedule meetings with each agency or just reviewing each submission. There will still need to be notice of the contract. Commissioner Rule asked if there would be a cost associated with the consultant before the bond runs. Mr. Laugheed believes there would be a cost. The solicitation indicated that the consultant would be expected to coordinate communication between the preliminary architect/engineering team, bond counsel/municipal finance advisor team and county stakeholders to present a coherent and factually accurate public message and to lead a series of informational public meetings about the process. Commissioner Dale and Mr. Laugheed believe along with previously stated interested parties that it would be good to get the information to all the elected officials, Director Navarro and PIO Joe Decker; Mr. Laugheed will forward the submissions to each party. A meeting can be set for next week to discuss further once everyone has had a chance to review the information.

Zach Wesley brought to the Board's attention the insurance renewal from the Hartwell Corporation; they have processed the renewal for Travelers Casualty insurance company. This is a policy that has been in place for the Healthcare Trustees for fiduciary liability insurance which protects the health insurance funds from potential claims against the fiduciaries. There has been an increase in cost from \$3800 to \$4134. Commissioner Dale has no problem with this renewal. Mr. Wesley will contact the Hartwell Company to move forward with the renewal. The meeting concluded at 10:16 a.m. An audio recording is on file in the Commissioners' Office.

INFORMAL EMERGENCY SESSION

At approximately 11:00 a.m. on December 13, 2018, the Board received notice that an emailed public safety threat had been received at various canyonco.org email addresses. An informal emergency session convened shortly thereafter with Sheriff Kieran Donahue participating by telephone, and Emergency Management Coordinator Schorzman, Facilities Director Navarro, IT Director Rast, and Chief Civil Deputy P.A. Sam Laugheed physically present with Commissioners Dale, Rule, and White. The Board received information and agreed to implementation of certain emergency measures designed to assess risk in the course of preserving the public safety and County property. No motions were called, and no decisions requiring financial expenditure or other County obligation were made. The session concluded at approximately 11:20 a.m.

DECEMBER 2018 TERM CALDWELL, IDAHO DECEMBER 14, 2018

PRESENT: Commissioner Tom Dale, Chairman
 Commissioner Pam White
 Commissioner Steve Rule
 Deputy Clerk Monica Reeves / Jenen Ross

APPROVED CLAIMS ORDER NO. 12/21/18

The Board of Commissioners approved payment of County claims in the amount of \$45,108.81, \$38,616.24 and \$45,199.84 for accounts payable.

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:01 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Tom Dale and Pam White, Chief Deputy P.A. Sam Laugheed, Deputy P.A. Zach Wesley, Deputy P.A. Brad Goodsell, Deputy P.A. Mike Porter left at 9:20 a.m., Chief Deputy Sheriff Marv Dashiell left at 9:16 a.m., Landfill Director

David Loper left at 9:23 a.m., Facilities Director Paul Navarro, Fair Director Diana Sinner left at 9:30 a.m., TCA Doug Tyler left at 9:16 a.m., IT Director Greg Rast left at 9:16 a.m., Leslie Van Beek and Deputy Clerk Jenen Ross.

Consider signing a resolution establishing a department of security: Mike Porter explained that a committee was appointed by the Board to find a vendor to provide the county with a security master plan and today he is presenting the Board with an executive summary of that report. The resolution for consideration today is to recognize the need for campus security, and to then recognize the partnership between the various stakeholders, most specifically the Sheriff's Office in this situation with certain specific statutory responsibilities in the courthouse. Other important stakeholders include the TCA, Clerk's Office, IT and Facilities to essentially create a coherent plan and department to assess and deal with security needs of the county. This resolution would create a department and a specific person to triage a situation in case of emergency or threat. Chief Dashiell explained that in the past when there has been a security threat it has been an ad hoc response and having a department in place would have the responsibility to create response by creating evacuation plans, have policy in place and be able to do training so that if an event were to occur we're not trying to create a plan on the fly. Some of the recommendations made by the committee is that some existing personal, from the Sheriff's Office or courts, may be merged into a portion of a security department. This will not be a quick rollout, this will be a strategic plan, and there will be steps involved to move it forward. Mr. Porter said the next steps are outlined in the resolution with the Board creating the department and creation of the position of Director of Security, those are the two main takeaways from the resolution today. They would also recommend to the Board to consider forming a committee to go out and find the person who would have these skill encapsulated in a job description that Director Baumgart and the compensation committee will finalize in the next few days and they ask that the courts, the Clerk and potentially the committee meet to start looking for that person. There is no funding in this fiscal year's budget for the department, one option would be that when the budget it opened in the next calendar year the Board could set aside money at that time for the director position. Otherwise the search could be extended so that it lines up with funding in the next fiscal year. Ideally, the person would be selected and in place at the point the budget is drafted for next fiscal year to give an idea to stakeholders about what FY2020 will look like from a security perspective. Commissioner Dale confirmed that today we are not committing to any dollar amount we are just creating a department and authorizing the committee to begin the search process for someone to oversee the department. Commissioner White made a motion to sign the resolution establishing a department of security. The motion was seconded by Commissioner Dale and carried unanimously (see resolution no. 18-201).

Consider signing a resolution increasing the credit card fee for the Pickles Butte Sanitary Landfill: Director Loper explained this resolution is to increase the credit card fee from \$.50 to \$1.00 in order to cover the cost of providing credit card payment options. This is just a pass-thru fee, the auditor has determined that the average cost is \$.94 per transaction and this will cover that cost plus a small administrative fee. The new fee will be effective January 1, 2019. Upon the motion of Commissioner White and second by Commissioner Dale the

Board voted unanimously to sign the resolution increasing the credit card fee for the Pickles Butte Sanitary Landfill (see resolution no. 18-200).

Consider accepting recommendations/issue Notice of Intent to negotiate contract for Fair Expo Building RFQ: Zach Wesley presented the Board with the review committee's recommendation letter for the Fair Expo Building which will house non-agricultural events at the fair and other events throughout the year. Proposals were received from ESI, McAlvain and the Wright Brothers Building Company. The committee reviewed each proposal and Director Navarro conducted reference checks. After all of the proposals were reviewed ESI was most favorable amongst the committee. Once the Board accepts the recommendation Mr. Wesley will send a notice of intent to enter into a contract which will then go thru the objection and contract negotiation phases. The contract negotiation will include a schedule of deadlines, including the design phase and if there is potential for any donations those would need to be brought forward during this phase. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to accept the recommendations and issue the notice of intent to negotiate contract for the Fair Expo Building RFQ.

Consider signing addendum to real estate purchase and sale agreement for Parcel No. 05140000 0: A purchase and sale agreement was previously signed for the property at 1218 Albany St., however, the sale was not able to close in the original timeframe. This addendum extends the closing period to December 28, 2019 but Mr. Goodsell anticipates closing sometime next week. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the addendum to real estate purchase and sale agreement for parcel no. 05140000 0 (see agreement no. 18-202).

On January 4, 2019 the Board will consider granting an exemption to Cordova LLC under Idaho Code §63-602NN which requires the Commissioners to advise the taxing districts of the meeting. Mr. Goodsell presented a letter to the Board for signatures.

The meeting concluded at 9:32 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING – REQUEST BY LONE STAR LAND, LLC, FOR A REZONE FROM AGRICULTURAL TO SINGLE FAMILY RESIDENTIAL

The Board met today at 9:38 a.m. to conduct a public hearing in the matter of a request by Lone Star Land, LLC, for a rezone approximately 116.63 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone, Case No. RZ2018-0019. The property is located west of the intersection of Lake Avenue and Lone Star Road. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Zach Wesley, DSD Director Tricia Nilsson, DSD Planner Jennifer Almeida, Todd Lakey, Jon Cotner, Sam Huff, Lance Warnick, Tracie Kasper, Thayne Warnick, Kathy and Richard Huff, Jim Dux, Casey Coller, Earl Tuckness, Jan Bianchi, Dana Tuckness, and Deputy Clerk Monica Reeves. Jennifer Almeida gave the oral staff report. Canyon County's future land use map shows the area as residential. The subject

property is within 350 feet of Caldwell city limits and is located with Caldwell's impact area. The city designates the land as residential estates on their future land use map. There are 12 platted subdivisions within one mile for a total of 279 lots and those lots within one mile have an average lot size of .52 acres. The development as proposed would create one-acre lots. There is rural residential and R-1 single family residential zoning within one mile. Based on the housing forecasts COMPASS has indicated that household growth is expected to occur in this area. A community water system or city water will be utilized to provide domestic water to the development. Both the City of Caldwell and Southwest District Health have recommended that city or community water be used and that's found in the applicant's letter of intent. Sewer service is not currently available to the site and the applicant has proposed individual septic systems for the project. It is not located within a nitrate priority area. Canyon Highway District will require a traffic impact study prior to the preliminary plat and will require the study to analyze the entire site as one acre single family residential lots. The city has indicated it supports the rezone with certain requirements for approval which will be addressed at the platting stage of the project. Per the joint exercise of powers agreement with the City of Caldwell, subdivisions that are located within the impact area must follow the city's subdivision ordinance therefore there is assurance that Caldwell's requirements will also be addressed. The Idaho Transportation Department had no objection to the rezone. The P&Z Commission recommended approval of the rezone on October 18, 2018. Staff has found the request meets the standards of review for zoning amendment and is harmonious with the comprehensive plan as well as the future land use map for both Canyon County and the City of Caldwell.

In response to Commissioner Dale's question about whether the applicant will be required to annex into the city, Ms. Almeida said we do not have anything from the city that would indicate that but it is typical to annex when properties are contiguous. Todd Lakey, the applicant's representative, testified that the plan is to build upper end custom homes and then use city or community water and individual septic systems. They have to comply with the County's comprehensive plan and zoning ordinance as well as the city's subdivision ordinance and the related ordinances. They may be required to have lots larger than one acre in size but that will be determined at the platting phase when they do the engineering and technical analysis. With the residential designation and with the site being located in the impact area it means agricultural preservation is not the focus at this point, this is an area for growth. The majority of the property is designated as nonprime farm ground and has a slope of about 75 feet moving from west to east. There are 12 platted subdivisions within one mile and 279 lots with an average lot size of a half-acre. The proposal is for twice the average lot size for what is happening in the area and that density level fits well with what's occurred and what is planned for in the area. The city designates it as residential estates which means two dwelling units per acre. The area immediately adjacent to the south is Nampa's comprehensive plan designation and their impact area and that's designated as medium density, calling for four to five dwelling units per acre. They have a half mile of frontage on Lone Star Road which is enough room for three access points. The neighbors to the north were concerned about Florida Avenue being extended across undeveloped portions but those properties and roads will only be developed when that property owner decides to develop their property. There was concern expressed about Highway 55 and the

intersections of Indiana, Lake, Midway, and Middleton but the new signalized intersections with turn lanes have addressed the safety issues on the highway. Mr. Lakey said they have met the zoning amendment criteria and the request fits with the comprehensive plan for the City of Caldwell and Canyon County. R-1 zoning is more appropriate because the site is within the impact area, it's planned for growth, and agriculture is no longer the goal in this area. The request is less dense than existing and planned development that's already occurred. Jon Cotner testified that Canyon County has a culture of one-acre lots and everybody wants their piece of Idaho and he loves to provide for that. He said the market is still strong for this size and value of home, and because the growth in Ada County is more centralized to the cities this type of lot is underserved right now and people want a bigger footprint and they're not getting that inside the cities. Lance Warnick testified that the project details will come into play during the platting process. The highway district has submitted requirements they would like to see as part of the plat and the applicant will comply with those. They are working with a traffic engineer in anticipation of beginning the traffic study, assuming the rezone is approved. They will make sure the road configuration meets the requirements of the highway district and the City of Caldwell. The concept plans shows connectivity and they will have multiple roads coming off the street and will be stubbing to the north and west per highway district requirements. In terms of septic, the site is outside the nitrate priority area so the health department typically requires lots be at least one acre to provide room for both wells and septic systems to get the 100 foot separation. He said in areas like this where there may be just central water the sizing requirement isn't that stringent, it's possible to get down to $\frac{1}{2}$ acre or $\frac{3}{4}$ acre lots. Commissioner Dale asked if Mr. Warnick is aware of a requirement with the City of Caldwell that annexation is agreed upon when there is contiguous connection should they end up using city water. Mr. Warnick said in their discussion with the city engineer and planner they have not mentioned that, but that is typically a requirement and it almost comes to the point where you say "I don't object to annexation in the future." He anticipates as they move forward with platting they will know more about those details.

Commissioner White inquired about the three different sources that provide irrigation water to the property. Mr. Warnick said there is a well that's located in the southwest corner of the property and it was built to be converted to a domestic well; Holladay Engineers prepared and created a report and that could potentially be a water source. Also, the property is in the overlap of two irrigation districts – they have a canal and a feeder ditch. Their water rights are from two districts which isn't that uncommon. The delivery to each lot will be detailed on the irrigation plan. Dana Tuckness pointed out that a canal that was drawn on a map showing it goes up the boundary and dumps into Deer Flat is in error, there is no canal in that location. Upon the motion of Commissioner White and the second by Commissioner Rule, the Board voted unanimously to close the public hearing. Commissioner Rule said the lack of opposing testimony speaks volumes in this case. The City of Caldwell has this area designated as future residential land use and it is located 350 feet from city limits. He supports the request. Commissioner White supports the project as well. She agrees with Jon Cotner's remarks that there is a need for this type of housing with one-acre lots. She likes the completeness of the packet and believes it's a good fit for the area and is an attractive use of the property. Commissioner Dale said larger homes like this tend to be more effective in paying their own way. The property is located within the Caldwell impact area and so preservation of farm ground is not the chief consideration. He believes the zoning is

appropriate for this area and in his opinion all requirements have been met. Upon the motion of Commissioner White and the second by Commissioner Rule, the Board voted unanimously to approve the rezone request for Case No. RZ2018-0019 and adopt the Findings of Fact, Conclusions of Law and Order. Upon the motion of Commissioner White and the second by Commissioner Rule, the Board voted unanimously to approve the ordinance directing the change to the official zoning map for Case No. RZ2018-0019 (See Ordinance No. 18-036.) The hearing concluded at 10:16 a.m. An audio recording is on file in the Commissioners' Office.

DECEMBER 2018 TERM

CALDWELL, IDAHO DECEMBER 17, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule
Deputy Clerk Monica Reeves / Jenen Ross

APPROVED CLAIMS ORDER NO. 12/21/18

The Board of Commissioners approved payment of County claims in the amount of \$27,613.34 for accounts payable.

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:03 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Deputy P.A. Jim Cornwell, Deputy P.A. Dan Blocksom, Facilities Director Paul Navarro and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider signing ordinance no. 18-035 amending ordinance no. 14-014 amending chapter 1, article 3, section 7 reserved parking for canyon county issued permit holders and United States Veterans and summary of ordinance no. 18-035 amending ordinance no. 14-014 amending chapter 1, article 3, section 7 reserved parking for Canyon County issued permit holders and United States Veterans: Jim Cornwell explained that this modifies the ordinance that initially only covered the 22 permitted parking spaces east of the courthouse. This amendment defines all the parking spaces that are assigned in county parking lots for county vehicles, elected officials, handicap and US Veterans. If the ordinance is adopted the county will have 88 reserved parking spaces. Commissioner White made a motion to sign ordinance no. 18-035 amending ordinance no. 14-014 amending chapter 1, article 3, section 7 reserved parking for Canyon County issued permit holders and United States Veterans. The motion was seconded by Commissioner Rule and carried unanimously (see ordinance no. 18-035). Upon the motion of Commissioner White and second by Commissioner Rule the Board voted unanimously to sign the summary of the ordinance as just read into the record. Commissioner Rule made a motion to use the Veterans Purple Heart

Shield as the designation signage. The motion was seconded by Commissioner White and carried unanimously.

Consider approval/denial of a new alcohol license for Mesa Tacos and Tequila: Upon the motion of Commissioner White and second by Commissioner Rule the Board voted unanimously to sign the resolution approving a new alcohol license for Mesa Tacos and Tequila (see resolution no. 18-202).

Consider approval/denial of November 2018 Treasurer's tax charge adjustment by PIN: Upon the motion of Commissioner Rule and second by Commissioner White the Board voted unanimously to sign the November 2018 Treasurer's tax charge adjustment by PIN. The meeting concluded at 9:12 a.m. An audio recording is on file in the Commissioners' Office.

MEETING TO DISCUSS JAIL BOND PROJECT OUTREACH COORDINATOR APPLICATIONS FOR REVIEW/COMMENT – POSSIBLE EXECUTIVE SESSION PER IDAHO CODE, SECTION 74-206 (1)(A)

The Board met today at 10:38 a.m. to discuss the jail bond project outreach coordinator applications for review/comment with a possible Executive Session per Idaho Code, Section 74-206 (1)(a). Present were: Commissioners Tom Dale, Pam White and Steve Rule, Chief Civil Deputy P.A. Sam Laugheed, Assessor Brian Stender, Clerk Chris Yamamoto, Sheriff Kieran Donahue, Chief Deputy Sheriff Marv Dashiell, Captain Daren Ward, Facilities Director Paul Navarro, PIO Joe Decker, Nicole Foy from the Idaho Press-Tribune, and Deputy Clerk Monica Reeves. Sam Laugheed said on December 6 the Board issued a solicitation of interest for a jail bond project outreach coordinator and statements of interest were submitted by three firms. Today's meeting was scheduled to have preliminary discussion and comparative evaluation of the potential contractors to figure out if there was a consensus pick to move forward with contract negotiation. An Executive Session, pursuant to Idaho Code, Section 74-206 (1) (a), was added to the agenda for the comparative evaluation of potential employees or contractors. It's a courtesy to those who've put in to be an employee or contractor and it also preserves the County's negotiation position and allows for a candid evaluation of their relative merits. He said we could go into an Executive Session not to make any decisions but to have that conversation. There's no action item set for today, it would be coming no sooner than 48 hours to sign a contract. It's up to the Board but he recommended that if we're going to talk about the details comparing the individuals that we do that in Executive Session.

EXECUTIVE SESSION – PURSUANT TO IDAHO CODE, SECTION 74-206 (1)(A)

Commissioner White made a motion to go into Executive Session at 10:42 a.m. pursuant to Idaho Code, Section 74-206(1) (a) for comparative evaluation. The motion was seconded by Commissioner Rule for discussion and said he is comfortable discussing this item because he could keep the details of professional courtesy out of the discussion until it got down to dollars and cents and fees per hour, and like Mr. Laugheed said, there are things that need to be discussed that should be discussed in Executive Session. Commissioner White said the dollars and cents will weigh in somewhat as well as the strategic aspect of the individuals and that's why she would be more comfortable in Executive Session. A roll call vote was taken on the motion with Commissioners White and Dale voting in favor of the motion to enter into

Executive Session and Commissioner Rule voting against the motion. The motion carried by a two-to-one split vote. Present were: Commissioners Tom Dale, Pam White and Steve Rule, Chief Civil Deputy P.A. Sam Laugheed, Assessor Brian Stender, Clerk Chris Yamamoto, Sheriff Kieran Donahue, Chief Deputy Sheriff Marv Dashiell, Captain Daren Ward, Facilities Director Paul Navarro, PIO Joe Decker, and Deputy Clerk Monica Reeves. Commissioner Rule left at 10:55 a.m. The Executive Session concluded at 11:20 a.m. with no decision being called for in open session.

An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

DECEMBER 2018 TERM

CALDWELL, IDAHO DECEMBER 18, 2018

PRESENT: Commissioner Tom Dale, Chairman – out of the office
Commissioner Pam White – out of the office
Commissioner Steve Rule – out of the office
Deputy Clerk Monica Reeves / Jenen Ross

No meetings were conducted today.

DECEMBER 2018 TERM

CALDWELL, IDAHO DECEMBER 19, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule – out of the office
Deputy Clerk Monica Reeves / Jenen Ross

APPROVED CLAIMS ORDER NO. 1906

The Board of Commissioners approved payment of County claims in the amount of \$1,680,459.20 for a County payroll.

APPROVED CLAIMS ORDER NO. 12/21/18

The Board of Commissioners approved payment of County claims in the amount of \$26,864.28, \$4306.25 and \$217,490.61 for accounts payable.

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- Wall 2 Wall Flooring in the amount of \$10,778.05 for the Facilities department
- Northwest Service Technologies in the amount of \$2950.00 for the Facilities department
- The Marshall Company in the amount of \$14,300.00 for the Facilities department
- BOE in the amount of \$13,940.00 for the Information Technology department
- Dell, Inc. in the amount of \$7086.58 for the Information Technology department
- HP, Inc. in the amount of \$5541.24 for the Information Technology department

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:06 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Tom Dale and Pam White, Assessor Brian Stender left at 9:26 a.m., Deputy P.A. Brad Goodsell left at 9:31 a.m., Deputy P.A. Dan Blocksom left at 9:15 a.m., Deputy P.A. Mike Porter, Chief Deputy Assessor Joe Cox left at 9:15 a.m., Nampa Economic Developer Beth Ineck left at 9:15 a.m., Parks Director Nicki Schwend left at 9:20 a.m., Lt. Dave Schorzman left at 9:30 a.m., Legal Secretary Shantra Hannibal left at 9:31 a.m., Deputy P.A. Zach Wesley arrived at 9:13 a.m. and left at 9:30 a.m., Steve Neighbors with NxEdge left at 9:15 a.m. and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider signing a resolution granting NxEdge Inc. a tax exemption pursuant to Idaho Code § 63-602NN: Mr. Neighbors explained their plan for remodeling and moving forward with their business. They anticipate starting the remodel/construction in March or April. Ms. Ineck explained that this project went thru the tax reimbursement incentive program thru the Department of Commerce so there is significant investment anticipated with about 64 new jobs by 2020 and continuing to grow in future years. Mr. Cox said the main reason the county is in favor of this company is that it diversifies the tax base by adding another type of industry with different educational requirements. Mr. Goodsell said the county has received a letter from NXEdge accepting the terms and conditions of the draft resolution. This is a straight 75% exemption as it falls under the previous ordinance. Letters were sent to the other taxing districts notifying them of this meeting but no one was in attendance to offer comment. Joe Cox clarified that the land and the building will remain fully taxable, this exemption is just for the improvements. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the resolution granting NXEdge Inc. a tax exemption pursuant to Idaho Code §63-602NN (see resolution no. 18-203).

Consider signing grant application to State Historic Preservation Office for rural landscape and agricultural resources survey: Director Schwend spoke about when she first became the Parks Director she applied to the State Historic Preservation Office to complete a Canyon County Preservation Plan to guide herself and the Historic Preservation Commission as to what they can do to line out the next 10 years and see what items should

be prioritized. A large part of that was a survey where citizens were able to give input as to how they wanted to see the time and money invested. Last September the Preservation Plan was completed which outlined a number of goals. This grant application is along the same lines as the Preservation Plan which is thru the State Historic Preservation Office and each year receives National Park funding. They get about \$70,000 for the entire state of Idaho to distribute to certified local governments. During the process for the Preservation Plan it was found that all the Historic Preservation grants that are dispersed each year qualify as match for these grants. Director Schwend has been working with Pete L'Orange at the State Historic Preservation Office to figure out a way to move this forward. This Rural Landscapes and Agricultural Resources Survey was one of the direct ones that the Preservation Plan listed as a priority action item. After reviewing all of them in the Preservation Plan it kind of made sense to move forward with this one as we're seeing unprecedented growth in the county with the agricultural land and resources slowly dwindling. This one seemed to be a natural priority to have that surveyed as quickly as possible which will also highlight which properties are eligible for the National Register since Canyon County hasn't had a new National Register listing since the 70's and it could result in further heritage tourism and bring more attention. The request amount being applied for is \$17,000 with \$73,774 in match. Zach Wesley said this is the initial grant phase, it is federal money so there will be an agreement at some point if the grant is awarded. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the grant application to the State Historic Preservation Office for rural landscape and agricultural resources survey.

Consider signing settlement agreement with Selkirk, LLC: Brad Goodsell explained that Selkirk is a local business that the County has had a dispute with over property tax valuations for a while now. Currently there are two years, 2017 and 2018 that were appealed to the District Court and are currently pending. Mr. Goodsell said the County has been working diligently with their counsel and the Assessor's Office and all parties have approved of this settlement agreement. Not only will this agreement settle the two District Court cases related to the 2017 and 2018 tax years it also put into place a methodology for valuation for 2019, 2020 and 2021. After 2021 either party can opt out of this methodology but until then we won't have any disputes with Selkirk. Since the District Court cases name the Board of County Commissioners and the Assessor all the parties have to sign off on the agreement; at this point both Selkirk and the Assessor have signed off on the agreement. Once the Board signs the settlement agreement the documents dismissing the District Court cases will be executed and filed. Commissioner Dale made a motion to sign the settlement agreement with Selkirk, LLC. The motion was seconded by Commissioner White and carried unanimously (see agreement no. 18-204).

Consider approving annexation of parcels to Upper Deer Flat Fire Protection District: Mr. Goodsell said the fire district submitted a request to the Commissioners to certify their annexation of certain properties into their district. The document has been reviewed by the Assessor's Office and all parcels meet the requirements for annexation. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the annexation of parcels to Upper Deer Flat Fire Protection District. A copy of this

document is on file with this day's minute entry and recorded as instrument no. 2018-057171.

Consider signing Idaho Office of Emergency Management 2017 grant adjustment for Canyon County: Lt. Schorzman said this is additional funding at the end of the grant year. At the end of the year they look for extra projects and since Canyon County had expended all of the original money was expended we were granted some extra funds. Two projects were funded with the original monies – Lt. Schorzman's salary and benefits and a couple of contracts with Motorola. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the Idaho Office of Emergency Management 2017 grant adjustment for Canyon County (see agreement no. 18-203).

As part of the legal staff update Brad Goodsell presented the Board with a letter to six taxing districts notifying them of a meeting on January 7, 2019 to consider a property tax exemption for Fiberguide. The letter was considered as a ministerial matter and a copy is on file with this day's minutes.

EXECUTIVE SESSION – PERSONNEL MATTER AND COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

A request was made to go into Executive Session to discuss a personnel matter and communicate with legal counsel regarding pending/imminently likely litigation. The Executive Session was held as follows:

Commissioner White made a motion to go into Executive Session at 9:32 a.m. pursuant to Idaho Code, Section 74-206(1) (b) and (f). The motion was seconded by Commissioner Dale. A roll call vote was taken on the motion with Commissioners White and Dale voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale and Pam White, Deputy P.A. Mike Porter and Deputy Clerk Jenen Ross. The Executive Session concluded at 10:01 a.m. with no decision being called for in open session.

An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

PUBLIC HEARING – REZONE REQUEST BY PAUL AND DIANA SLEIGHT, CASE NO. RZ2018-0022

The Board met today at 10:08 a.m. to conduct a public hearing in the matter of a request by Paul and Diana Sleight for a rezone from "R-R" rural residential to "R-1" single family residential, Case No. RZ2018-0022. Present were: Commissioners Tom Dale and Pam White, DSD Director Tricia Nilsson, DSD Planner Dan Lister, Paul Sleight, LaDelle Stephenson, Andrew Castagneto, Renee Davis, Dave Dykstra, and Deputy Clerk Monica Reeves. Dan Lister gave the oral staff report for the property which is located at 840 Sage Creek Road in Nampa. The result of the rezone would allow the applicant to obtain an administrative land division. Anything created prior to September 6, 1979 has an eligible split as long as it meets the lot

size. Rural residential zoning is a two-acre minimum and the subject property is only a 3.34 acre site so the applicant needs the rezone to get the land division. The R-1 single family zone is a one-acre minimum so this technically could allow a split up to three residential lots but based on the request of the land division afterwards, and if they did want a third lot, it would require platting and improvements through the City of Nampa so more than likely it will stay that land division. The surrounding area is rural residential and within 300 feet the average lot size is 1.4 acres. The parcel is 2,000 feet south of the Nampa city limits where the zoning is 6,000 square foot lots. The future land use is showing residential through the whole area, and the City of Nampa's future land use plan is showing medium-density residential which is usually 4-9 units per acre. The P&Z Commission recommended approval of the request, however, there was a concern that the area has conditions, covenants and restrictions (CC&R's) that predate our ordinance. There were also concerns about access to the site. There is a subdivision with smaller lot sizes mixed in with larger sizes sandwiched in between it. The access was reviewed by the agencies and there were no concerns with it being a shared access. Mr. Lister said if the property were located in the city limits it wouldn't need to be rezoned, it would be allowed as a land division in its current configuration. If the rezone request is denied the applicant can get a secondary dwelling in the back without going through an approval process so this doesn't really change the amount of housing except they can get a split with this rezone. Commissioner Dale said as he understands it the only difference is that this would allow Mr. Sleight to sell both portions separately, but without the rezone he would have to sell them together as one property. With the rezone he could have two lots and he could sell one and without he could build another house, but he'd have to sell both houses on the same lot. Paul Sleight testified he has lived on the property for nearly 15 years and he knew there were CC&R's when he purchased it but he was told they were no longer valid because people had been splitting their properties and not adhering to the two-acre minimum requirement. He wants to keep the parcels at 1.7 acres and said it will be a onetime split. His current house is 4,500 square feet and now that he's an empty-nester he wants to sell it and build his dream home on the back of the property. He doesn't anticipate additional traffic that will be noticeable and the impact to the area will be minimal. Andrew Castagneto lives to the east of the applicant and said the previous splits that occurred have access to a main road, Sunny Ridge Road. He's concerned the rezone will create piece-meal development in the neighborhood and will change the estate-style character of the area. Mr. Castagneto said he could potentially do something similar to his property and make a profit but he wants to avoid having a lot of houses coming resulting from multiple splits. Renee Davis testified that she and her husband live across the street from Mr. Castagneto and they purchased in this area because they were seeking a retirement property that was family-friendly that had space around it that would allow them to raise a garden and fruit trees. She said there are plenty of subdivisions in the area that have smaller lots that would accommodate what Mr. Sleight wishes to do. She said the CC&R's should be adhered to and she believes the request will compromise the integrity of the development and set a precedent for others to do the same thing which will be a detriment to the subdivision. Dave Dykstra said he purchased his property 20 years ago because the CC&R's from 1957 said all lots had to be a minimum of two acres. His concern is that this will result in spot zoning and it could affect the value as far as resale on the rest of the properties on that street. He questioned the notification process as he didn't receive notice of the hearing. Mr. Lister said with a neighborhood meeting there is a 600-foot radius for notification and

then a 300-foot radius for noticing for agencies and property owners. Mr. Dykstra said that would only include about two lots on each side so very few people received notice. During rebuttal Mr. Sleight said there are 10 properties that are over two acres and the others in the area range from .75 to 1.00 acre so he we won't be taking away anybody's advantages of living in the area. He mailed a letter to the property owners within 600 feet regarding a meeting at his house, and, the County provided notification of the hearing so he's not sure how Mr. Dykstra didn't know about it. He doesn't want to cause problems with his neighbors he just wants to build a house. He's had a hard time selling his house because it's huge and so it's going to take someone with a high income and a lot of children as well as a desire to take care of four acres. Upon the motion of Commissioner White and the second by Commissioner Dale, the Board voted unanimously to close the public hearing. Commissioner Dale asked how CC&R's were created for a subdivision that wasn't platted. Mr. Lister said it was a private agreement between the original landowners and so it's not a County issue, it's between the neighbors. Commissioner Dale said the substantive difference between rezoning or not rezoning is the ability to have two lots instead of one, but the actual building of a secondary house could occur anyway and it could be full house, not just a mother-in-law apartment. Mr. Lister said the only restriction is that the owner lives on site, he'd be able to utilize the secondary dwelling. Commissioner White said regardless of the Board's vote another house can be built there. Commissioner Dale said the average lot size across Sage Creek Road is less than one acre so the applicant's request is almost double at 1.7 acres and once a house is built it can't be split again because you'd have to have a one-acre minimum and between the two parcels there wouldn't be that possibility plus they'd have to do the platting which is expensive. He understands there are larger properties to the southeast where Mr. Dykstra and Mr. Castagneto are but he doesn't think one more house will impact their quality of life nor is there a compatibility issue at stake. Commissioner White said for many people their property is their retirement/savings account so it's difficult to tell someone they cannot do something with their property. Director Nilsson said there was one-acre zoning in this area but the zoning ordinance changed it to a two-acre minimum. Commissioner White would like to have a development agreement that restricts it to 1.7 acres. Commissioner Dale said he appreciates the neighbors not wanting high density, but 1.7 acres is not high density and he's leaning toward approval because he doesn't think the rezone will impact the quality of life out there particularly given the fact that another house could be built out there with no restrictions on size. The only thing this changes is it allows one of the parcels to be sold separate from the other, or, at some point the applicant could sell them both. Director Nilsson said if the Board wants a development agreement the process would be to continue the hearing and have the applicant apply for a development agreement and it would require a recommendation from the P&Z Commission and then it would have to come back to the Board. The process would take a minimum of 2 months. Mr. Sleight said he hasn't surveyed the property to know if it's 1.7 acres, and although he doesn't want to go through another process he is willing to "jump through the hoops." Upon the motion of Commissioner White and the second by Commissioner Dale, the Board voted unanimously to continue the hearing to January 7 at 10:00 a.m. for an update on the status of the development agreement. The public hearing is closed but it will be a continuance of the decision and hearing. The hearing concluded at 11:00 a.m. An audio recording is on file in the Commissioners' Office.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 20, 2018

PRESENT: Commissioner Tom Dale, Chairman
Commissioner Pam White
Commissioner Steve Rule – out of the office
Deputy Clerk Monica Reeves / Jenen Ross

APPROVED CLAIMS ORDER NO. 12/19/18

The Board of Commissioners approved payment of County claims in the amount of \$56,581.50 for accounts payable.

FILE IN MINUTES

The Board filed Fleet Management Commuter Vehicle Authorization forms for David Richard and Eric Jensen in today's minutes.

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- Business Interiors of Idaho in the amount of \$2539.00 for the Clerk's Office

MEETING WITH COUNTY ATTORNEYS, DEVELOPMENT SERVICES STAFF AND INDIGENT SERVICES STAFF TO CONSIDER ACTION ITEMS

The Board met today at 9:32 a.m. with county attorneys, development services and indigent services staff to consider action items. Present were: Commissioners Tom Dale and Pam White, Customer Service Specialist Robin Sneegas left at 9:36 a.m., Hearing Manager Kellie George left at 9:36 a.m., Director of DSD Tricia Nilsson left at 9:38 a.m., Deputy P.A. Dan Blocksom, Deputy P.A. Brad Goodsell left at 9:46 a.m., Controller Zach Wagoner left at 9:46 a.m., Executive Assistant Taryn Peterson, Jill Farwell with Title One, Deputy P.A. Zach Wesley arrived at 9:40 a.m. and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider approval/denial of indigent decisions: The following cases do not meet the eligibility criteria for county assistance: 2019-124, 2019-127, 2019-140, 2019-76, 2019-0126, 2019-16, 2019-136, 2019-132, 2019-129, 2019-125, 2019-123, 2019-128, 2019-230, 2019-231, 2019-131, 2019-149, 2019-130, 2109-109 and 2019-134. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to

issue initial denials with written decisions within 30 days for the cases just read into the record.

Case nos. 2019-87 and 2019-288 (cremation) meet the eligibility criteria for county assistance. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to issue initial approvals with written decisions within 30 days for the cases as read into the record.

A correction was made to the continuation of case no. 2018-1390. Commissioner White made a motion to amend the continuation date to move the hearing from February 7, 2019 to January 24, 2019. The motion was seconded by Commissioner Dale and carried unanimously.

Meeting with Development Services staff to consider approval/denial for a refund request for a building permit fee to Beau Bonds; Case No. BP2018-0443: Director Nilsson said Mr. Bonds decided against the project he was planning and has withdrawn his application. Development Services staff is recommending a refund of \$1415. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the resolution issuing a refund to Beau Bonds for a building permit fee (see resolution no. 18-204).

Execute closing documents related to the previously approved purchase of real property located at 1218 Albany Street, Caldwell, ID: Brad Goodsell said this really is just a ministerial matter as the Board has already approved the purchase. There were three conditions put forth in the purchase and sale agreement: obtain an acceptable level 1 environment assessment, obtain an appraisal showing the market value in excess of the purchase price or equal to and that the property be vacant. At this time all the conditions have been met so we're ready to close. The fully executed documents will be sent from the title company to Mr. Goodsell.

Consider signing court interpreter independent contractor agreement with Adrian Florian: This contract is for a Romanian interpreter for an upcoming trial. The lists have been checked and there are no certified, conditionally approved or registered interpreters who provide Romanian interpretation in Idaho. This individual is registered by the Washington court system and the Washington Department of Health and Welfare. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the court interpreter independent contractor agreement with Adrian Florian (see agreement no. 18-205).

EXECUTIVE SESSION – RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE AND ATTORNEY-CLIENT COMMUNICATION REGARDING EXEMPT DOCUMENTS AND TO COMMUNICATE WITH RISK MANAGER REGARDING PENDING/IMMINENTLY LIKELY CLAIMS

A request was made to go into Executive Session to discuss records that are exempt from public disclosure and attorney-client communication regarding exempt documents and to

communicate with risk manager regarding pending/imminently likely claims. The Executive Session was held as follows:

Commissioner White made a motion to go into Executive Session at 9:49 a.m. pursuant to Idaho Code, Section 74-206(1) (d). The motion was seconded by Commissioner Dale. A roll call vote was taken on the motion with Commissioners Dale and White voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale and Pam White, Deputy P.A. Zach Wesley and Deputy Clerk Jenen Ross. The Executive Session concluded at 9:58 a.m. with no decision being called for in open session.

An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

MEETING TO CONTINUE THE PUBLIC HEARING OF THE REQUEST FOR A COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE REQUEST BY KARCHER FARM, LLC AND SS KARCHER, LLC; CASE NO. OR2018-000

The Board met today at 10:01 a.m. to continue the public hearing of the request for a comprehensive plan map amendment and rezone request by Karcher Farm, LLC and SS Karcher, LLC; Case no. OR2018-000. Present were: Commissioners Tom Dale and Pam White, Deputy P.A. Zach Wesley, DSD Planner Jennifer Almeida, Attorney Todd Lakey and Deputy Clerk Jenen Ross. Jennifer Almeida stated that in order to have the full Board present it has been requested that the hearing be moved to January 10, 2019. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to continue the case to January 10, 2019 at 1:30 p.m. The meeting concluded at 10:03 a.m. An audio recording is on file in the Commissioners' Office.

MEETING TO DISCUSS POTENTIAL MAY 2019 JAIL BOND ELECTION INFORMATIONAL CAMPAIGN WITH YSABEL BILBAO

The Board met today at 2:13 p.m. to discuss the potential May 2019 jail bond election informational campaign with Ysabel Bilbao. Present were: Commissioners Tom Dale and Pam White, Sheriff Kieran Donahue, Chief Deputy Sheriff Marv Dashiell, Captain Daren Ward, Clerk Chris Yamamoto, Controller Zach Wagoner, PIO Joe Decker, Ysabel Bilbao, Ron Harriman, Larry Olmstead, other interested citizens, and Deputy Clerk Monica Reeves. Because a civil attorney was not able to attend today's meeting the Board decided to reschedule it to January 2, 2019 at 10:00 a.m. The meeting concluded at 2:14 p.m. An audio recording is on file in the Commissioners' Office.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 21, 2018

PRESENT: Commissioner Tom Dale, Chairman – out of the office
Commissioner Pam White – out of the office
Commissioner Steve Rule – out of the office
Deputy Clerk Monica Reeves / Jenen Ross

No meetings were conducted today.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 27, 2018

PRESENT: Commissioner Tom Dale, Chairman – out of the office
Commissioner Pam White – out of the office
Commissioner Steve Rule – out of the office
Deputy Clerk Monica Reeves / Jenen Ross

No meetings were conducted today.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 28, 2018

PRESENT: Commissioner Tom Dale, Chairman – out of the office
Commissioner Pam White – out of the office
Commissioner Steve Rule – out of the office
Deputy Clerk Monica Reeves / Jenen Ross

No meetings were conducted today.

DECEMBER 2018 TERM
CALDWELL, IDAHO DECEMBER 31, 2018

PRESENT: Commissioner Tom Dale, Chairman – out of the office
Commissioner Pam White – out of the office
Commissioner Steve Rule
Deputy Clerk Monica Reeves / Jenen Ross

No meetings were conducted today.

THE MINUTES OF THE FISCAL TERM OF DECEMBER 2018 WERE READ AND APPROVED AND FOUND TO BE A PROPER RECORD OF THE PROCEEDINGS OF THE BOARD OF CANYON COUNTY COMMISSIONERS, CANYON COUNTY IDAHO.

DATED this 21st day of February, 2019

CANYON COUNTY BOARD OF COMMISSIONERS
Commissioner Tom Dale
Commissioner Pam White

ATTEST: Chris Yamamoto, Clerk
By: Jenen Ross, Deputy Clerk