JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 2, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- e-ImageData in the amount of $9,786.92 for the Recorder's Office (PO #6197)
- Motorola Solutions in the amount of $206,012.00 for the E911 Advisory Board/Sheriff's Office (PO #6112)

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Raising Our Bar, LLC, to be used on 1/17/25 at Stillwater Hollow for the NHS Wrestling Fundraiser
- Raising Our Bar, LLC to be used on 1/18/2025 at Stillwater Hollow for the Stein Wedding

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Holly Hopkins, Administrative Property Appraiser Supervisor
- Ryan T. Mills, Deputy Judicial Marshal
- Nazaret Garcia, Juvenile Detention Officer
- Letisia Heidel, Development Services Technician

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

The Board met today at 9:31 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek and Zach Brooks, Commissioner Brad Holton (joined the meeting at 9:56 a.m.), Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Trent McRae, Misdemeanor Probation Supervisor II Jeff Breach (left at 9:32 a.m.), Interim DSD Director Jay Gibbons, County Interpreter Coordinator Grace Almeida (left at 9:36 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Resolution for Destruction of Records: Director Breach said this resolution is to destroy offender records that have been closed for two (2) years, although they are still preserved electronically. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution classifying records of Canyon County Misdemeanor Probation and authorizing destruction of closed offender supervision files as outlined by the director (resolution no. 25-001).

Consider Independent Contractor Agreement for Interpreter Services with Young Lee; and Independent Contractor Agreement for Interpreter Services with Katherine Stewart-Hilkert DBA The

Eurasian Translator Inc.: Ms. Almeida explained these are contracts for interpretation of the Korean language and Georgian language. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the independent contractor agreements for interpreter services with Young Lee (agreement no. 25-002) and Katherine Stewart-Hilkert (agreement no. 25-001). Following the action items, Ms. Almeida provided a brief updated on her department noting that interpreter events are up by 13% but costs have been cut by 10%.

Consider Legal Notice for Development Services Department's Revised Fee Schedule: Over the past few months the fee schedule has been reviewed and discussed with the Board and DSD is now at a point to go public and get the fees in place. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the legal notice for Development Services Department's revised fee schedule.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:41 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Brooks took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Trent McRae, Interim DSD Director Jay Gibbons, and COO Greg Rast. The Executive Session concluded at 10:44 a.m. with no decision being called for in open session.

The meeting concluded at 10:45 a.m. An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER APPROVING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER FOR CASE NO. CU2021-0016-APL (JEFF RANSOM'S APPEAL FOR SPECIAL EVENT FACILITY)

The Board met today at 10:58 a.m. to consider approving the Findings of Fact, Conclusions of Law, and Order (FCO's) for Case No. CU2021-0016-APL in the matter of Jeff Ransom's appeal for a special event facility. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Principal Planner Debbie Root, and Deputy Clerk Monica Reeves. Principal Planner Root said the appeal was denied by the Board on December 2, 2024 and it accepted the revised FCO's as written. Today the Board reviewed the FCO's to make sure they contain the information that was discussed. Commissioner Van Beek said this was heavily discussed and it's important to note that it continues to be brought forward the potential need for a public drinking water system. With

regard to what, if anything, the applicant can do to gain approval, there has been a highlight on sanitary facilities as well the buildings that exist on the property that were not in compliance and that will be an issue that is addressed subsequent to the signing of the FCO's. It was a good application but it is missing some key components, with transportation being the biggest issue where they had not gained clear discovery on who had rights to what. She is in favor of signing the FCO's to deny the appeal and uphold the decision. Commissioner Brooks is in favor of signing the FCO's. Commissioner Holton said the Board has done its due diligence in trying to express its wrestling with the application and the many issues, and if the applicant wants to see if there is any light at the end of the tunnel they can listen to the public record and pick up many things that would need to be addressed. He is in favor of approving the FCO's as presented. Upon the motion by Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to deny the appeal and uphold the P&Z Commission decision and sign the FCO's as presented for Case No. CUP2021-0016-APL. Upon the motion by Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 11:03 a.m. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO INDIGENT SERVICES

The Board met today at 11:30 a.m. to consider matters related to indigent services. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Case Manager Jenn Odom, and Deputy Clerk Jenen Ross. The following case was presented for Board consideration:

Case no. 2011-1174: This account has been paid in full and satisfied their obligation to the county. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the release of lien.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:31 a.m. and an audio recording is on file in the Commissioners' Office.

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

Commissioner Van Beek made a motion to go into Executive Session at 1:35 p.m. pursuant to Idaho Code, Section 74-206(1) (b), (d) and (f) regarding personnel matters, records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Prosecuting Attorney

Elect Chris Boyd, and COO Greg Rast. The Executive Session concluded at 2:39 p.m. with no decision being called for in open session.

CONSIDER EXPENSE REPORT FOR THE PUBLIC DEFENSE IN FY2024 (SHOWING GRANT EXPENDITURE)

The Board met today at 2:40 p.m. to consider the expense report for the public defense in FY2024 (showing grant expenditure). Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Chief Deputy P.A. Aaron Bazzoli, COO Greg Rast, Prosecuting Attorney Elect Chris Boyd, and Deputy Clerk Jenen Ross.

Mr. Bazzoli explained this has been done for several years. This document shows that the county has expended all the grant monies, where it was spent and that it's not subject to reimbursement back to the state. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the FY2024 Indigent Defense Expenditure Report.

Commissioner Brooks made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 2:45 p.m. and an audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 3, 2025

There were no meetings held this day.

APPROVED DECEMBER 27, 2024 PAYROLL

- The Board approved the December 27, 2024 payroll in the amount of $2,187,818.65

APPROVED DECEMBER 31, 2024 PAYROLL

- The Board approved the December 31, 2024 payroll in the amount of $21,194.56

APPROVED CLAIMS

- The Board has approved claims 612512 to 612517 in the amount of $15,765.00
- The Board has approved claims 612820 to 612861 in the amount of $70,607.02
- The Board has approved claims 612780 to 612819 in the amount of $44,061.52
- The Board has approved claims 612739 to 612779 in the amount of $66,062.96
- The Board has approved claims 612699 to 612738 in the amount of $324,590.28

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 6, 2025

APPROVED CLAIM

- The Board has approved claim 6125862 in the amount of $612,862.00

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Southern Idaho Electric in the amount of $16,900.00 for the Facilities department (PO #6134)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Rachel Holeman, temporary assignment to the Treasurer's Office ended on 1/3/25
- Jaycee A. Aldous, temporary assignment to the Treasurer's Office ended on 1/3/25
- Charlie Hatfield, Landfill Hazardous Waste Screener/Heavy Equipment Operator
- Ryki Bowen, temporary assignment to the Reappraisal department to assist with PTR season

CONSIDER NOTICE OF PUBLICATION FOR FY2024 BUDGET AMENDMENTS

The Board met today at 10:08 a.m. to consider notice of publication for FY2024 budget amendments. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Assessor Brian Stender, and Deputy Clerk Jenen Ross.

Clerk Hogaboam explained that a budget amendment should as closely as possible follow the regular budget process so a notice will be published in the Idaho Press notifying of a public hearing to be held on January 17th at 10:00 a.m.

Controller Wilmot reviewed the adjustments as follows:

Emergency Management, Emergency Communications, and Clerk – Recorder: These three budgets all had increased revenues to cover the overage in B budget expenses. Emergency Management will recognize an additional $116,496.15 in revenues to cover $59,041.39 in B expenses. Emergency Communications will recognize an additional $78,288.82 in revenues to cover $33,536.11 in B expenses and the Clerk – Recorder will recognize an additional $29,344.45 in revenues to cover $2,512.09 in B expenses

Landfill and Juvenile Center: Both of these will have A budget savings to cover B budget expenses. Landfill will have a $44,384.04 transfer and Juvenile Center a $4,965.27 transfer

Motor Boat License: B budget savings will be used for an increase in A budget expenses in the amount of $6,631.69

Commissioner Brooks made a motion to sign the notice of publication for FY2024 budget amendments as presented noting the public hearing will take place on January 17, 2025. The motion was seconded by Commissioner Van Beek and carried unanimously.

A motion was made by Commissioner Brooks to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:24 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH STEVE JENKINS FROM THE CITY OF CALDWELL REGARDING PRESENTATION ON PROPOSED NEW HOTEL

The Board met today at 2:00 p.m. with Steven Jenkins from the City of Caldwell regarding a presentation on the proposed new hotel. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Fair Director Diana Sinner, Assessor Brian Stender, COO Greg Rast, Director of Constituent Services Aaron Williams, Steven Jenkins with the City of Caldwell, Mayor Jarom Wagoner, Councilmen Brad Doty and Mike Dittenber, Other interested citizens, Clerk Rick Hogaboam and Sr. Systems Analyst Steve Onofrei (arrived at 2:04 p.m.), and Deputy Clerk Jenen Ross.

Commissioner Van Beek explained that at the first meeting held by the Board regarding this topic, and invitation was extended to the City of Caldwell but they chose not to participate at that time. Following that meeting, Mr. Jenkins requested a meeting with Commissioner Van Beek but she felt this was a subject that needed to be discussed as a full Board.

Mr. Jenkins said he wanted to clarify some of the mischaracterizations that were put upon him at the previous meeting which he didn't feel flowed from a leadership standard like he would have liked to have seen. He noted that he is always available to answer questions and invited the Board to contact him directly. The meeting on December 11th had a lot of information but lacked some of the context he feels is necessary to bring to light today. Although he didn't see any BOCC members at the city council meeting, he knows that Mr. Rast did attend as he referenced the video that played several times during the BOCC December 11th meeting, however, that video contained several glitches. Today he would like to set the record straight on a number of things and clarify some details.

Mr. Jenkins explained the fair is a great amenity of the community and brings in a number of visitors to the community which is a great revenue generator for the city and businesses. Additionally, FFA is another great organization and although he doesn't know a lot about them he is reaching out to local school districts to learn more.

Mr. Jenkins reviewed a PowerPoint presentation and played audio files which addressed the following:

- Timeline of meetings and/or discussions had with Canyon County or it's representatives
- Audio file of Commissioner Van Beek's comments regarding the approval and letter of intent
    - Mr. Jenkins said that he has not shared that the project has been approved; when asked, he explains it's just a letter of intent and there needs to be a development agreement that corresponds with the letter of intent. Commissioner Van Beek noted that it is her recollection that the approval was shared by city leadership.
- Audio file of Commissioner Van Beek's comments regarding the assessed value and the return of tax dollars to the community vs. the amount of the rent and that the Economic Developer did not have a clear number on the square footage amount.
    - Mr. Jenkins provided an explanation of how he arrived at the value stating that he worked with brokers. Additionally, he spoke with Assessor Stender who let him know that the property internally was evaluated differently. He also evaluated similar properties in the area to determine the value of the property.
- Audio file of COO Rast's comments regarding parking issues
    - Mr. Jenkins spoke to the site plan provided by the developer noting that the first site plan showed 251 parking stalls but following meetings with the county, rodeo and college they felt compelled to reconfigure the parking which now has 198 stalls but includes trailer parking.
- Audio file of COO Rast's comments regarding the dirt lot, stating that the parking lot is engineered by the City of Caldwell but that the chalked parking lines are done by county facilities staff; there are 295 spaces. He asked about the parking plan.
    - Mr. Jenkins said that during the city council meeting he didn't mention that the stalls were counted during the fair, as alluded to. Mr. Jenkins said that cars were counted during a football game where there were 150-160 cars in the dirt lot.
    - In response to Commissioner Holton's question regarding the number of trailer parking spots, Mr. Jenkins said it is something they are continuing to work on and that they are working on a plan independent of land that is owned by the county.
- Audio file of Commissioner Van Beek's comments regarding emails the Board has received in opposition to this plan specific to the logistics of fair participants moving animals around.
    - Mr. Jenkins clarified that none of the mitigation efforts include transitioning animals across the railroad tracks. Ideally, they are working to consolidate their efforts within the Caldwell Events Center south of the tracks. Safety is always going

to be first and as they continue to evaluate the property they are considering whether the space is safe and accessible and there is a viable solution.

- Audio file of COO Rast's comments regarding the tough spot the rodeo and the college are in as they are getting funding from the city for their facilities and that may be influencing their opinion regarding the hotel.
    - Mr. Jenkins said they are having open and transparent conversations with all the partners involved – there is no coxing or coercion happening.

Discussion ensued regarding the use of Urban Renewal monies in relation to building the new fair expo building.

- Audio file of Commissioner Holton's comments regarding a lack of understanding in how the FFA and 4-H operate at a county fair along with the assessed value and lease terms.
    - Mr. Jenkins spoke about the lease terms with the hotel and how the tax revenue was calculated noting that at the time the property tax revenue was calculated it was based on the 2023 levy rate as that was the only one available on the county website at the time.
    - Commissioner Holton said he is still unclear as to how he's to be excited over 100 parking spaces when 200-300 are being taken away which can be used for trailer parking. In regard to the taxes, his point is that if this is a commercial piece of ground and if the Assessor says it's worth around $11,000 and the city chooses to start at $5000 that is their choice. He suggested that it would be nice if the city could give the county at least 2 fair cycles in order to get other accommodations in place. Mr. Jenkins said he isn't trying sway the Board in reviewing the lease terms, he was simply trying to illustrate what they look like.

Commissioner Holton said that this entire complex is extremely important to Caldwell, Canyon County, College of Idaho and the rodeo. This board stands ready and willing to work together to find the best solution, understanding the empty lot is city property but it greatly impacts the county operation and would like to be a good working partner with all entities involved.

Discussion ensued regarding the wash station, reconfiguration, uses and/or relocation of the Charolais barn, walk-thru of the 72- acre parcel and potential better uses. Commissioner Van Beek suggested working with Director Sinner regarding the utilization of space and having the Board involved in a workshop/open meeting.

Mr. Rast clarified that he did not mean to imply that there were deals being cut with the rodeo and college. In reference to Commissioner Van Beek's earlier comment regarding approval of the hotel, Mr. Rast referenced on email on 12/9/24 from City of Caldwell senior management indicating the hotel had been approved. He said that greatest underlying issue is the parking, especially in regard to livestock and based on the information he's received about the parking plan the numbers don't seem to correlate. Additionally, he feels it is really the responsibility of the city to come to the county with a plan. Mr. Jenkins spoke about some of the areas they've considered that could be possibilities for parking including a couple wing-tips at Wolfe Field, a softball field

north which could be extended further, and Gabiola Field. Mr. Jenkins responded to a question from Mr. Rast stating that the city would love to have the county's input and involvement in working thru the plans and understanding the needs.

Commissioner Brooks expressed his frustration with what he feels has been a lack of communication from the city with the county on a subject that has a significant impact on a department that is directly overseen by the Board of Commissioners.

Commissioner Van Beek made a motion to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 3:26 p.m. and an audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 7, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Command Sourcing in the amount of $17,331.60 for the Sheriff's Office (PO #6113)

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

The Board met today at 9:32 a.m. for a legal staff update and to consider action items. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Chief Civil Deputy+ PA Aaron Bazzoli, Deputy PA Laura Keys, Deputy PA Zach Wesley, HR Director Marty Danner, Treasurer Jennifer Watters, Assessor's Business Manger Jennifer Loutzenhiser, Lt. Martin Flores, Forensic Services Supervisor John Sanchez, Chief Deputy Sheriff Doug Hart, Norm Brown, and Deputy Clerk Monica Reeves. The action items were considered as follows:

Consider Resolution Adopting Changes to the Employee Handbook eliminating Policy 5.02.07 - Donation of Sick Leave: Director Danner is recommending the elimination of the donation of sick leave policy because of the risk of exposure for a claim of discrimination or disparate treatment. It would be best to allow employees to use the sick time and vacation time they accrue themselves. Commissioner Van Beek supports the recommendation and believes it will improve the performance and the abuse of a sick time policy by harvesting from other people who tend to be on the workaholic side. Commissioners Brooks and Holton are in favor as well. Director Danner is open to having a deeper discussion to see if there is a better solution or different program that would not expose the County to risk. Commissioner Holton agrees. Commissioner Van Beek said the current policy also has a lot of administrative work tied to it for HR staff. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously

to sign the resolution adopting changes to the employee handbook eliminating Policy 5.02.07 regarding donation of sick leave as presented by Director Danner. (Resolution #25-002.)

Consider Idaho State Police NIBIN Memorandum of Agreement: This is a standard agreement with the Idaho State Police providing access and training to technicians regarding entry of evidence into the National Integrated Ballistic Information Network. The PA's Office has reviewed the MOU. Forensic Services Supervisor John Sanchez offered brief comments in support of the agreement. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the Idaho State Police Forensic Services and Canyon County Sheriff's Office Memorandum of Understanding for the NIBIN agreement as presented. (Agreement #25-003.)

Consider Resolution Approving Award of Prosecuting Attorney's Badge to Bryan F. Taylor, and a Resolution Approving Award of Prosecuting Attorney's Badge to Douglas W. Robertson: Chief Deputy Bazzoli said Prosecutor Bryan Taylor and Chief Criminal Deputy PA Douglas Robertson will be leaving office and it is common in the law enforcement and prosecutorial community to have badges awarded as recognition for years of service to outgoing prosecutors. The badges do not have any function, but are a ceremonial acknowledgment of the service provided by those two gentlemen. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to approve the resolutions awarding a Prosecuting Attorney's badge to Bryan F. Taylor, and to Douglas W. Robertson as presented. (Resolutions #25-003 and #25-004.)

At 9:42 a.m. an Executive Session was held as follows:

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206(1)(C) AND (D), REGARDING ACQUISITION OF AN INTEREST IN REAL PROPERTY AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 9:42 a.m. pursuant to Idaho Code, Section 74-206(1) (c) and (d) regarding acquisition of an interest in property, and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. A roll call vote was taken on the motion with Commissioners Holton, Van Beek, and Brooks voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Laura Keys, Deputy PA Zach Wesley, Treasurer Jennifer Watters, Assessor's Business Manger Jennifer Loutzenhiser, and Norm Brown. Mr. Brown left at 9:50 a.m. The Executive Session concluded at 10:29 a.m. with no decision being called for in open session.

ACTION ITEM: CONSIDER CASUALTY LOSS APPLICATION FOR REGINALD AND MARY JONES, PIN 04149000 0

The Board met today at 10:37 a.m. to consider a casualty loss application for Reginald and Mary Jones, PIN 04149000 0. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Treasurer Jennifer Watters, Certified Property Appraiser Supervisor Holy Hopkins, Director of Constituent Services Aaron Williams, COO Greg Rast, and Deputy Clerk Monica Reeves. Treasurer Watters said the application is for a person whose home burned in November of 2023 and they are asking for their 2024 taxes to be forgiven. Only the house burned; there were outbuildings that did not burn so the casualty loss will be for the value of the home only. The total value to be forgiven is $128,750, with an estimated tax of $791.51. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to approve the casualty loss application for Reginald and Mary Jones, PIN 04149000 ,in the amount of $791.51. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 10:40 a.m. An audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 8, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Lindsey A. Harris, Drug Testing Technician – new hire

PUBLIC HEARING –APPEAL BY RICHARD AND LORNA PENNER FOR A NONVIABLE LAND DIVISIONS OF PARCEL R37792, CASE NO. AD2024-0001-APL

The Board met today at 1:30 p.m. to conduct a public hearing in the matter of an appeal by Matt Wilke, representing Richard and Lorna Penner regarding the denial of AD2024-0001 for nonviable land divisions of Parcel R37792, approximately 120 acres. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Planning Supervisor Carl Anderson, DSD Associate Planner Emily Bunn, Interim DSD Director Jay Gibbons, Deputy PA Zach Wesley, Todd Lakey, Matt Wilke, Rick Penner, Devan Penner, Matt Wilke, TJ Wellard, Alan Mills and Deputy Clerk Monica Reeves. Commissioner Van Beek disclosed that she is familiar with the area as her kids have participated in the Vandenberg Dairy for 4-H livestock judging, and her family has purchased hay from Nathan McKinney but she has not had conversations with them.

Todd Lakey testified that his clients, the Penners, have two original parcels based on a 1961 deed that does not establish its description of the property by a metes and bounds (precise measurement) description. The deed uses aliquot parts and describes two separate unique parcels within Section 10, and the County's code recognizes the nature of this description in the two original parcels. The zoning ordinance defines a parcel noting it can be described by metes and bounds, it can be by lot and block. The code notes that if you have multiple parcels that are separately defined then you use a metes and bounds description to establish a single parcel, but

they did not do that here, they used aliquot parts. The parcels are separately described and they exist independently, thus the two original parcels are in conformance with the ordinance and the application of case law. Regarding the nonviable ag portion, we are talking about eight parcels, which is a very small impact on a very large 120-acre piece of property. The focus is whether it is extremely difficult to engage in production on this parcel and the lack of water definitively answers that question. The parcels are large which also provides natural buffering.

Matt Wilke offered testimony on behalf of the applicants and said the project consists of 120 acres with 8 residential lots and 2 ag-only lots. The applicants have received approval from Black Canyon Irrigation District (BCID), Bureau of Reclamation, and Highway District No. 4. They believe the property consists of two original parcels, and they believe the land is not viable for agricultural use. The Director's decision overlooked the critical factor of economic viability; ag land must be able to produce marketable crops and animals to be considered viable, but they have no water. They have mitigated agricultural impacts and minimized impacts to neighboring farms with internal traffic routes and clustering of parcels, and they have protected the irrigation lateral with barbed wire fencing and they have bridged the lateral and are not impeding water flow. They have also done residential impact mitigation with the southern neighbors with a future collector road that the highway district wanted on the quarter section line. The parcels are described as the S ½ of the NW ¼ which is 80 acres, and the NW ¼ of the SE ¼. Those are two separate portions of land as defined on the original patent deed of 1961. The County definition has been followed for years and states that a tract of land described by aliquot parts is a parcel. Conversely, land that is described by metes and bounds that includes all parts of multiple pre-existing parcels or portions of platted lots, all of which are not separately defined, or labeled as separate parcels or lots, shall be considered one parcel. There is not a metes and bounds survey, there is an aliquot parts description which is defining exactly two separate portions of land. Mr. Wilke referred to a letter from Greg Skinner, a surveyor who stated he agrees with the applicants and noted that the description of the land has been in existence since before 1979 and each parcel is clearly separately defined. The County ordinance has been interpreted for many years as defining original parcels by their aliquot parts descriptions and this tract of land should not be an exception. Mr. Wilke spoke about the demand for rural residential parcels, and how the land in this case is above the level of the water in the canal so you cannot gravity flow to the property and irrigate it. Other areas are irrigable but there are no water rights. 55% of the soils are class 4 and 32% are class 6. The property as it sits is not viable for agricultural use based on poor soils, lack of irrigation water, and rolling topography. Economic viability is a key part in determining whether land is viable for agricultural use, and this property has constraints and a lack of water making productive agricultural use extremely difficult. He reviewed the analysis of the cap rate and the feasibility analysis, and spoke about the mitigation of agricultural impacts. The applicants have been asked to name four road names on the short 4,000-foot road for eight homes and they would like to keep one road name of "*Heads Up Lane.*" The applicants are building a barbed wire fence to delineate the irrigation lateral, as requested by BCID.

DSD Associate Planner Emily Bunn gave the oral staff report which outlined the applicant's request, location to parcel, background, and context, and the applicable sections of Canyon County's ordinance criteria of evaluation and recommendation. The result of the request would

have created eight residential parcels and two ag-only parcels. The property is zoned agricultural and the 2030 comprehensive plan designates the future land use as agriculture. The parcels are designated as ag-only with no residential building permit available and the rest are proposed parcels with residential building permits. There have been three different recent parcel inquiries done on the property, two of which identified Parcel R37792 as having one original parcel, and one of which identified it as having two original parcels (Exhibit C4). On October 27, 2022, a conditional rezone from the "A" zone to the "CR-RR" zone on 55 acres of the parcel was denied by the Board due to the different conclusions previous planners made on how many original parcels made up Parcel R37792. DSD decided to send the deed to two contract surveyors to review the deed and see what their determination of originality is. Both surveyors found that Parcel R37792 contains one original 120-acre parcel which means the parcel would have three administrative land divisions available, or four parcels with a residential building permit available. Ms. Bunn reviewed the reasons the DSD Director denied the request, which can be found in the staff report summary (Exhibit C6). The denial was based on not meeting criteria in Canyon County Zoning Code 07-18-09(5) D, E. Staff recommends the Board deny the appeal. The following options were given to the applicant which included applying for the available administrative land divisions; a conditional rezone to the "R-R" zone with a development agreement with conditions limiting the lot sizes to five acres or larger; and a comprehensive plan amendment and conditional rezone to the rural residential designation.

Commissioner Brooks said it's frustrating that this case hinges on whether it is one parcel or two, and we have conflicting information on what it is. DSD Planning Supervisor Carl Anderson said the request is an appeal to the nonviable land division, and there is a portion that talks about whether there is one original parcel or two but that was not the basis for denial of the nonviable land division. Part of what the Board is seeing in the report is because they had conflicting parcel inquiries. There is a parcel inquiry from 2008 that showed this as one original parcel, so they sent the deed to Keller & Associates and Centurion Engineers, and both responded that it was one original parcel. If the Board desires to uphold the Director's decision the applicant can still apply for the administrative divisions that are available. Should the Board desire to overturn the decision, Deputy PA Wesley may weigh in on whether we evaluate that based on one parcel or two parcels. Mr. Anderson said staff can read the emails from the surveyors into the record or they can be entered as late exhibits.

At the request of the Board, Planner Bunn read the response from Centurion Engineering dated September 18, 2024 stated, in part, that a property description is a precise and legally accepted definition of a parcel of land and is a unique identifier that includes enough information to identify the parcels location, boundaries, and area. As to whether a deed always defines a single parcel, or it can describe multiple parcels, depends more on the zoning ordinance rather than in surveying practice. From a land surveyor's perspective they would/could survey any parcel of ground that is properly described in a land legal description. Sometimes a client wants the separate parcels to be surveyed as separate pieces. The inclusion of the word *and* or other ways to add land in description does not make any difference to a land survey other than to figure out if the overall ground to survey is being added to or perhaps retracted from with a call as except or exception, this being said the surveyor asked a colleague to look at the County's zoning code and they offered

their input. The Canyon County zoning code defines lot cross-references the definition of a parcel, the more common definition is that a lot is a defined area within a subdivision intending to be sold to a separate owner. The Canyon County code definition of parcel is a tract of land described by metes and bounds, chains, rods, or aliquot parts by lot and block. Land that is capable by metes and bounds that includes all or parts of multiple pre-existing parcels or portions of platted lots all of which are not separately defined or labeled as separate parcels of lots shall be considered one parcel. A particular interest of discussion is the definition of original parcel in Canyon County code which is a parcel of platted or un-platted land as it exists on September 6, 1979. Any area that is described by metes and bounds, chains, rods or aliquot parts is commonly referred to as section ground. The letter goes on to reference the information DSD provided to the engineering firm and their subsequent review. The final statement is that Parcel R37792, the section ground description is of one parcel.

Commissioner Van Beek asked what the process is for evaluating how either the Director or the team came up with having this shown as one parcel when there appear to be two separate descriptions on a 1961 deed. Planning Supervisor Anderson said part of the reason they sent it to the County's contract surveyors was to provide analysis and technical review and considering the County's ordinance. The response received was: it is one original parcel. Staff relies on the surveyors for their review and the records shows that there seems to be differences in how the code is interpreted. One review provided that perhaps there are three original parcels, and that was provided as part of the applicant's materials. There are different ways to interpret that and we want to make sure we get the right answer which is why they sent it to the County surveyor for review. Regarding the issue of one parcel vs. two parcels, Mr. Anderson said it was not part of the criteria the request was denied under.

The following people testified in support of the request:

Alan Mills testified that he agrees with Todd Lakey's assessment of two parcels, and he would challenge the County engineers to see if they can come up with one legal description that describes this property as 120 acres. He does not believe they can describe the property in one aliquot parts description, it has to be two. He served on the P&Z Commission in the 1990s when they incorporated the nonviable land divisions and he said they did it to cure some circumstances and because the backlog on hearings was getting bad and they wanted to make simple cases a Director's decision where families wanted to take their nonproductive ground and utilize it for this type of thing. This case is a prime example for nonviable land divisions. He spoke of the need for rural residential properties and said the subject property does not have water rights, most of it is above the canal and can never have BCID water rights because they do not want any water coming back at a risk to come into their canals. This area is not exclusively agriculture, there are other developments out there and he believes the applicants have done a lot to mitigate the neighbors' concerns.

Rick Penner testified that his realtor contacted DSD staff and had correspondence that they were entitled to five lot splits and they could apply for three nonviable splits as well. He dealt with BCID for over a year on the bridge process and spent a lot on fees and putting in over 3,500 lineal fencing

on each side of the canal and installing a railing on the bridge. The highway district asked him to pave the road to the canal from Harvey Road and put a cul-de-sac at the end for a public road, but he did not want to impact his neighbors so he appealed to the district and they agreed that he could move it 300 feet away from the neighbors' property, but then they wanted the private road 600 feet further to the north and so now they are 900 feet from the neighbors' property line which he felt was the right thing to do. According to Mr. Penner, there has never been an agricultural use on the property; it has cheatgrass, weeds and gophers. A neighbor asked to put their cattle on the property while they were growing hay on their own property and Mr. Penner allowed them to do that, but now it's working against him because there are photos of cows on the property. He wants each of his four children to have a parcel of land and it is his intention to abide by the code and preserve the rural lifestyle of the neighbors.

Devan Penner testified that a lot of the neighbor's concerns were about mistruths and deception and what has been done in the past but he said his father is a man of his word and will do what he says. He is grateful his father purchased the property because he grew up with horses and agricultural pursuits and he wants to provide that for his kids, too.

TJ Wellard, who is a professional land surveyor with 20 years' experience, testified in favor of the appeal. He said DSD Planning Supervisor Carl Anderson said the denial was not part of the original parcel, but in the denial, it lists the options for approval and it did not include as if this were two original parcels and it is important that we get that nailed down. He agrees with Todd Lakey's legal analysis of the original parcel. An aliquot parcel description is much like a lot and block subdivision description, and the way the County has been looking at descriptions is if you own three lots in a block in a subdivision that is three individual lots, and it's the same thing with aliquot parts. When they list two aliquot parts in the same description those are two unique parcels of ground, and you cannot make those two aliquot parts one description without writing a metes and bounds description. Additionally, just because the ground has been grazed three weeks out of the year does not make it viable farm ground. Following Mr. Wellard's testimony, he responded to questions from the Board.

Rebuttal comments were offered by Matt Wilke who said we have conflicting evidence from staff on whether the ground is viable. They provided extension office data from the University of Minnesota and the University of Mississippi whereas Mr. Wilke provided data from the Idaho Lands data report that broke down animal units per months, and he said given those two states' annual rainfall it does not compare to Idaho's weather, environment or conditions. Mr. Penner has not filed for an agricultural exemption on the property, but the previous owner did have one but that does not mean it is viable agricultural ground. Currently, there is no water on the property. There is not a well or water right for grazing and there is no irrigation water for surface or ground water. They have a farm disclosure that will be included in the CC&Rs which will be attached to the property forever unless amended in the future, and every buyer will see them and that is how we can enforce protection in the ag community. Mr. Wilke said the reason they cannot describe the property as one aliquot parts description is because the NW ¼ of the SE ¼ is 40 acres and it's in the SE ¼, we cannot describe the whole 120 acres in that SE ¼ because they have another 80-acre parcel in the NE ¼. You cannot describe this by aliquot parts description as a 120-parcel

without using two separate quarter quarters. In theory, Mr. Penner could sell the NW ¼ of the SE ¼ as it is defined currently and it would meet the minimum parcel size for an agricultural parcel, and he could also sell the 80 acres separately without a survey and disperse it to a new owner if he so desired. They had a chain of title done by Pioneer Title and there has been no deed changes in seven or eight deeds since 1961, and they are separately defined portions of land and they are not overlying each other - they are exactly defined and are separate portions. He thinks if the County-contracted surveyors were here today they would look at the map and at the parcel definition in code and would say what the applicants' representatives are saying, when you compare this legal description to what a parcel is defined as you can see that those are two separate descriptions of aliquot parts. The reason they are going for eight permits is based on two original parcels. On the 80-acre piece they can do three permits without using nonviable, and with the 40-acre parcel they can do two, so they will ask for two more nonviable for a total of four because if they break four they would have to subdivide. On the 80-acre piece they will ask for one extra nonviable. He believes they have proven the nonviability of the property and the fact that it is two separate parcels, and we can all agree that anything prior to September 6, 1979 is an original parcel, so it really comes down to the parcel definition. Commissioner Holton said there is a statement from staff and a neighbor that you could attempt to buy water shares from BCID. Mr. Wilke said it's not possible to get water put back on the property. You cannot put water on land that's above the water level of the canal and there are no water shares available to put on 120 acres right now, it would have to be slowly accumulated and even if they could put it back on it would be difficult. To Mr. Wellard's point, he can see that the surveyors who did not compare this parcel definition from the County code to the deed and how there may have been an issue there and why they may have thought this was one parcel and if they were here today he thinks they would agree. Mr. Wilke said he asked staff for the information but he was not able to review their responses.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to close public testimony. The Board's discussion was as follows:

Commissioner Brooks said the Board needs to discuss whether it agrees with the Director. There is reference to the two contracted surveyors and their determination and the Director used that evidence in the findings, but he does not agree with the surveyors because there is enough evidence and with the plain language of the description of aliquot parts, in his opinion, it is two parcels. He does not agree with the premise that it's only one. Commissioner Holton had questions for Deputy PA Wesley regarding concerns about a procedural error where the Board is making a basis on a Director's decision and it's being referenced in the decision but the documentation of those decisions is not part of the packet, and the applicant did not have the opportunity to review it. Deputy PA Wesley said we could pause the hearing and provide the information to everybody and give an opportunity for any interested party to critique them and offer testimony. We could also bring the surveyors back to testify and inquire with them directly. The alternative is to just exclude those from the record and not rely on them and the Board could make its own independent determination without that evidence since it's not been available for comment by the people with the due process interest. Commissioner Van Beek agrees with Commissioner Brooks and said she is interested in gaining additional information to settle the question. DSD

Planning Supervisor Anderson said based on today's testimony it likely warrants further discussion. One option may be to honor the latest 2020 parcel inquiry that provided two original parcels in this situation which the applicant applied under and still allow for further code analysis and exploration on the aliquot parts and how those play into originality. Commissioners Brooks and Van Beek agree. Commissioner Holton is uncomfortable with the Board attempting to make a decision whether it's going to uphold the denial or overturn the denial when we know we have a procedural failure coming out of the Director's decision that the applicants have not had the opportunity to rebut. They have given compelling testimony about their side of the issue, but he wants to hear the original land surveyor or see their written report and for the applicant to see the exact verbiage. Commissioner Brooks is in favor of ignoring the alternative viewpoint from the County-contracted surveyors. Commissioner Holton said if you take that part out of the decision he is confused as to how the Board can arbitrarily choose that it is eight (8). Deputy PA Wesley said if the Board excludes the two surveys that were relied on by the Director that were not made part of the record it could review the other evidence in the record to make its determination about the number of parcels. Commissioner Van Beek said even though this property can qualify potentially under a nonviable division it's still in big agriculture, and with 5 or 8 lots there is no subdivision plat, and we have letters of opposition from farmers who have been in agriculture and operating for many years and so there needs to be more vetting. Commissioner Holton made a motion continue the hearing to February 6, 2025 at 1:30 p.m. to take testimony concerning the debate about the original parcel, whether it's two or one, because it concerns whether there would be five buildable lots or eight buildable lots. The motion was seconded by Commissioner Van Beek. Deputy PA Wesley said the motion includes producing the two opinions from County-contracted surveyors today on the website and by email to those present. He asked if the Board wants to set a deadline for written responses. Commissioner Holton amended his motion to accept written comments submitted to DSD by 5:00 p.m. on January 30, 2025, otherwise the verbal testimony will be allowed at the continued hearing on February 6. The opinions from the contract surveyors will be posted on the website and sent to the applicant. The amended motion was seconded by Commissioner Van Beek. Planner Bunn provided this clarification: The nonviable would be the deciding factor if the Board reverses the decision and allows the applicant to have the nonviable divisions then it would result in eight buildable lots, but if the Board decides not to reverse the decision on the nonviable part - not the original - then it would be down to five buildable lots. Eight is just the nonviable code, and five is if it's two originals outright in the code. The motion carried unanimously. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 3:39 p.m. An audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 9, 2025

APPROVED CLAIM

- The Board has approved claim 613070 ADV in the amount of $7.00

APPROVED JANUARY 10, 2025 PAYROLL

- The Board approved the January 10, 2025 payroll in the amount of $2,380,914.58

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Raising Our Bar to be used 2/1/25 for the Rathbone wedding
- Raising Our Bar to be used 2/15/25 for the Bates wedding
- Raising Our Bar to be used on 2/20/25 for the Haverfield event

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

The Board met today at 9:34 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Lt. Chad Harrold (left at 9:42 a.m.), HR Director Marty Danner (left at 9:43 a.m.), Controller Kyle Wilmot (left at 9:43 a.m.), Auditing Supervisor Sarah Winslow (left at 9:43 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Open Proposals for Human Resources and/or Payroll System:
Proposals were received from the following companies:

- Neogov – received 12/16/24 at 9:06 a.m.
- Denovo Ventures – received 1/8/25 at 10:02 a.m.
- Dayforce Inc. – received 1/8/25 at 11:15 a.m.
- Vertosoft – received 1/8/25 at 11:15 a.m.

Commissioner Holton made motion to officially accept the submissions as received timely; the submissions will be presented to Director Danner, her staff and legal for review and to come back to the Board with a recommendation. The motion was seconded by Commissioner Van Beek and carried unanimously. Upon the advice of Mr. Bazzoli, Commissioner Holton amended his motion to include that the submissions will also be reviewed by the Auditors office. The amended motion was seconded by Commissioner Van Beek and carried unanimously

Consider Signing Memorandum of Understanding Between the City of Nampa, City of Caldwell, and Canyon County 2024 Byrne Justice Assistance Grant (JAG) Program: This year Canyon County will receive $20,000 from the grant which will allow for the purchase of equipment and other necessities. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Memorandum of Understanding Between the City of Nampa, City of Caldwell, and Canyon County 2024 Byrne Justice Assistance Grant (JAG) Program (agreement no. 25-005).

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:43 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, and COO Greg Rast. The Executive Session concluded at 10:23 a.m. with no decision being called for in open session.

The meeting concluded at 10:23 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

CONSIDER REAL ESTATE AND SALES AGREEMENT FOR PROPERTY LOCATED AT 1302 EAST CHICAGO, CALDWELL

The Board met today at 10:24 a.m. to consider a real estate and sales agreement for property located at 1302 East Chicago, Caldwell. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, COO Greg Rast, and Deputy Clerk Jenen Ross.

Mr. Wesley explained that there a signature page for the entire Board to sign but that the initials of one commissioner will be needed on each individual page. This property was brought to the Board's attention via the county realtor, Norm Brown, and is located adjacent to existing county property. The purchase price has not yet been agreed upon but the county has agreed to pay the fair market value. An appraiser has been selected and that agreement will be on the Board's agenda next Tuesday. There is a condition within the agreement that the property owner must vacate the premises prior to being paid from the escrow account. Commissioner Holton made a motion to authorize Board signatures on the real estate and sales agreement for property located at 1302 E. Chicago and authorize Commissioner Van Beek to initial each page. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 10:27 a.m. and an audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:35 a.m. for a DSD general business meeting. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Interim DSD Interim Director Jay Gibbons, Director of Constituent Services Aaron Williams, COO Greg Rast, Chief Civil Deputy PA Aaron Bazzoli, and Deputy Clerk Monica Reeves. Interim Director Gibbons provided the Board with application statistics for 2024 which included submitted administrative applications; closed administrative applications; scheduled pre-application conferences; closed pre-application conferences; parcel inquiry submissions; parcel inquiries closed; hearing level applications submitted; and hearing level applications closed. There was a review and discussion of the report, a copy of which is on file with this day's minute entry.

The planning staff has been meeting to discuss how the department can address the backlog issue; set expectations and team goals; special projects; division priorities; and how to fix where they are now and ensure they can get out of the hole.

There will be updates on focus areas with regard to reviewing all eight cities' areas of impact, and look at the recently implemented state code with regard to this review which has to happen at the end of the calendar year. They will reach out to cities and pair them up with staff to start that process the end of January.

DSD is tracking legislative priorities coming forward. Staff is ready to work on the ordinance updates for the Board's review. There have been discussions about where the Board stands on the comprehensive plan and what we need to do and they will come up with an implementation plan because one of the biggest problems with the current comp plan is it hasn't necessarily been implemented through ordinance. We need to identify what we can do in that regard and also go through the current plan and prioritize how we implement different aspects of it as a whole and bring those ordinances forward to do that so it's all in tandem with the ordinance updates. They are not planning to re-write the comp plan, they are going to work with what we have and clarify what may need to be fixed. Commissioner Van Beek said there are a lot of goals, polices, and actions and some of those do not make sense and some are grammatically incorrect or lacking in functional content. Interim Director Gibbons said they will look throughout the comp plan and clarify the action items and policies that don't make sense. Commissioner Van Beek said some of it is not the job of county government because we do not have the statutory authority to implement some of what's been proposed. Interim Director Gibbons said going back to the APA ordinance that was recently adopted, that was in Chapter 12 without any discussion and then it magically became statutory authority from the state down. Commissioner Van Beek said the Board is not looking for more government overreach. Commissioner Holton said there are special interest groups that like to whip up the public to be mad at government and he hopes we can refer to the past 10 minutes of dialogue to show where the Board and DSD are at. Interim Director Gibbons said many outside interest groups keep tabs on us and he has asked them to be part of the improvement process, not just stand back and throw darts.

Commissioner Van Beek said Rod Ashby with the City of Nampa is front-facing with the public in talking about Nampa's plans and impact area, and she asked if DSD is getting a handle on those? Interim Director Gibbons said staff has been involved with Nampa's planning processes the past year, and they are in the hearing process for the sub-area plan and when he receives comments asking what Canyon County is going to do about it he explains the process. The City of Caldwell is in the middle of a comp planning process too and staff is assigned to Caldwell so the Board wll know where they are headed.

Commissioner Holton said there are a couple changes on the P&Z Commission membership and he was wondering if once we have some of those filled in we could have training for the entire P&Z Commission and have a joint meeting with the Commission and DSD staff. Interim Director Gibbons said anytime the P&Z Commission gets new members they have training and yes, he will work on setting up a joint meeting. Commissioner Holton said the public sometimes keeps score between the P&Z Commission and the Board and it's really not the point. When an application or topic comes before the P&Z Commission they are hearing it for the first time and by the time it comes to the Board it has had the opportunity to look at past meetings and findings and conclusions and it goes into their meeting with the background still needing to listen to what's been presented at the public hearing and so it isn't a score. Things can be brought out, such as with the APA where Legal needed to go back and look at in light of what the recommendations of the P&Z Commission were on the APA, and the Board had the luxury of time to have Legal look through those item-by-item and see how they fit within the statute and then also this Board is having to deal with the new reconsidered areas of impact so we had to look at it significantly differently even though it's the same APA. He considered it a really good process that the P&Z Commission listened to the public and attempted to implement and recommend those to be instituted within our ordinance and unfortunately several of those were in conflict and that's not bad because the public can have a desire about something, but we got handed that from the legislature and so we have to work within the framework that the legislature intended the statute to operate in and sometimes that doesn't work with your personal opinion of how you think right should be, we have to follow that statute as best as we can. we did come up with a significantly different position than the recommendations from the P&Z Commission on the APA, but he totally appreciates the P&Z Commission and the work they have done. He was very pleased with the process. Interim Director Gibbons said the P&Z Commission vets applications for the Board and their job is to look at the application, take input, and make a recommendation to the Board, and that process needs to stay true. Chief Civil Deputy PA Aaron Bazzoli said the state legislature has many committees which people bring a lot of information to and a lot of bills start there and go through that group of 10-12 people, and ultimately the recommendations go up to the floor and there is a huge overall debate where it can be passed, denied, changed or modified so there is nothing inherently problematic with things starting in one area and getting modified and moving up because the Board is the legislative body for the County and things can be different than what it started with and there is nothing wrong with that.

Upon the motion of Commissioner Van Beek and the second by Commissioner Holton, the Board voted unanimously to concluded at 11:21 a.m. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO INDIGENT SERVICES

The Board met today at 11:30 a.m. to consider matters related to indigent services. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of Indigent Services Yvonne Baker, COO Greg Rast, and Deputy Clerk Jenen Ross. Ms. Baker presented the following cases for Board consideration:

Case no. 2025-8: An application for cremation assistance was submitted on 1/31 by the decedent's stepdaughter. The decedent was a resident of Canyon County and had a checking account with a balance of $176.56. The Clerk's findings show assets and expenses which indicate the decedent is indigent and meets the eligibility criteria for county assistance. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve case no. 2025-8 as presented.

Case no. 2018-1523: There has been a request for a subordination agreement. The applicant is married and they are currently renting but wanting to purchase a home. The case was approved on March 21, 2019, the monthly reimbursement amount was set at $25 with the most recent payment being made in August 2021. The total amount of payments made to date is $525 with a remaining balance of $39,338.14. A breakdown of wages and expenses was provided for Board review. Both parties are employed and in August 2023 they adopted 5 children (possibly their grandchildren). The assessed value of the home to be purchased is $299,200, the market value is $314,950 and the estimated monthly mortgage payment is $1800. There seem to be some discretionary funds of approximately $2470 based on their income and expenses. In order to proceed with funding of the loan the lender is requesting a subordination agreement be recorded. Following a review of the case based on the subordination request, Director Baker's suggestions would be to increase the monthly payment to $75 starting February 2025, enter into a new promissory note and a consensual lien be recorded which would place a lien against the home. Following Board discussion, Commissioner Van Beek made a motion to approve a subordinate lien position on case no. 2018-1523 taking a 3rd lien position, filing a new promissory note to secure a place on the deed of trust, that a monthly payment of $50 is proposed to the applicant, and refile a new promissory note with a consensual lien. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 11:46 a.m. and an audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206(1)(B) AND (D), REGARDING A PERSONNEL MATTER AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 2:04 p.m. pursuant to Idaho Code, Section 74-206(1) (b) and (d) to discuss a personnel matter and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. A roll call vote was taken on the motion with Commissioners Holton, Van Beek, and Brooks voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, COO Greg Rast, and Fair Director Diana Sinner. The Executive Session concluded at 3:20 p.m. with no decision being called for in open session. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adjourn.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 10, 2025

There were no meetings held this day.

APPROVED CLAIMS

- The Board has approved claims 612919 to 612956 in the amount of $138,024.22
- The Board has approved claims 612957 to 612996 in the amount of $42,354.08
- The Board has approved claims 612997 to 613036 in the amount of $62,719.23
- The Board has approved claims 613037 to 613069 in the amount of $350,469.37

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 13, 2025

APPROVED CATERING PERMIT

- The Board approved an Idaho Liquor Catering Permit for Three Girls Catering to be used on January 18, 2025 for a holiday party

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Ingrid Batey, Senior Chief Deputy Prosecutor
- Alana Minton, Chief Criminal Prosecuting Attorney
- Ted Lagerwall, Deputy Prosecuting Attorney - IV - Criminal
- Ben Cramer, Deputy Prosecuting Attorney - IV - Civil
- Garrett Swenson, Deputy Prosecuting Attorney - III - Criminal
- Kara Pryzbos, Deputy Prosecuting Attorney

SWEARING-IN CEREMONY FOR NEWLY ELECTED AND RE-ELECTED OFFICIALS; AND CONSIDER APPOINTING CHAIR OF THE BOARD OF COMMISSIONERS

A swearing-in ceremony took place this morning at 8:00 a.m. in Courtroom #140 of the Canyon County Courthouse where the following Canyon County officials were sworn into office: Clerk Rick Hogaboam, Commissioner Leslie Van Beek, Commissioner Zach Brooks, Sheriff Kieran Donahue, and Prosecuting Attorney Chris Boyd. Oaths of office for Commissioners Van Beek and Boyd were administered by Clerk Rick Hogaboam, and following that action, the Board of Commissioners convened to appoint a Chair. Commissioner Van Beek then made a motion to nominate Commissioner Brad Holton as Chairman. The Commissioner was seconded by Commissioner Brooks. Commissioner Holton remained neutral. The motion carried. The oaths of office for Clerk Hogaboam, Sheriff Donahue, and Prosecuting Attorney Boyd were administered by Commissioner Brad Holton. The ceremony concluded at 8:17 a.m. Recorded oaths of office are on file with this day's minute entry.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206(1)(B), (D), AND (F) REGARDING PERSONNEL MATTERS, RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 10:06 a.m. pursuant to Idaho Code, Section 74-206(1) (b), (d) and (f) regarding personnel matters, records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Prosecuting Attorney Chris Boyd, Senior Chief Deputy P.A. Ingrid Batey, Deputy P.A. Aaron Bazzoli, Deputy P.A. Ben Cramer, HR Director Marty Danner, and COO Greg Rast. Mr. Boyd and Ms. Batey left at 10:49 a.m. The Executive Session concluded at 11:06 a.m. with no decision being called for in open session.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 14, 2025

APPROVED CLAIMS

- The Board has approved claims 612863 to 612875 in the amount of $8,021.99
- The Board has approved claims 612876 to 612881 in the amount of $997.00
- The Board has approved claims 612882 to 612918 in the amount of $551,673.43
- The Board has approved claim 613071 in the amount of $135.00

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Christopher D. Boyd, Elected Prosecuting Attorney
- Cory Kondeff, Deputy Sheriff – removal of CERT pay
- Peter Jason Carpentieri, Records/Civil Supervisor, new hire

APPROVED PURCHASE ORDERS

The Board approved the following purchase order:

- BOE in the amount of $7693.00 for the Information Technology department (PO #6186)

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

The Board met today at 9:32 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley (left at 10:12 a.m.), Deputy P.A. Ben Cramer, Treasurer Jennifer Watters (left at 9:58 a.m.), Assessor Brian Stender (left at 9:58 a.m.), Administrative Analyst Helena Thompson (left at 9:58 a.m.), Controller Kyle Wilmot (left at 9:41 a.m.), EOM Christine Wendelsdorf, Facilities Director Rick Britton, and Deputy Clerk Jenen Ross. The action item was considered as follows:

Consider Agreement for Appraisal Services: Mr. Wesley explained this is the appraisal that has been arranged by Norm Brown on the Chicago property. This agreement is with Bull Appraisals containing the standard fees. Once the appraisal is complete the county will know the price and can proceed from that point. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board signed the agreement for appraisal services as presented (agreement no. 25-006).

Two additional proposals were received for the HRIS project, both were sent timely but the shipping company was not able to deliver in a timely manner. The Board is supportive of accepting the submissions as follows:

- People Guru – arrived 1/13/25
- Mythics – arrived 1/13/25 *(this submission was read into the record as HRIS)*

A letter will be signed Thursday to be sent to all companies who submitted proposals.

Commissioner Holton said the Board is looking for legal advice regarding 48-hour. vs. 24-hour agenda noticing. Commissioner Holton would like guidance so perhaps a policy could be written; he doesn't feel that everything falls within the 48-hour notice, that there are administrative items that fall within the 24-hour notice. Mr. Bazzoli will have a guideline by Thursday.

A discussion regarding the hardship application will be addressed on the record at a later time.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:41 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Treasurer Jennifer Watters, Assessor Brian Stender, Administrative Analyst Helena Thompson, EOM Christine Wendelsdorf, Facilities Director Rick Britton. Mr. Stender, Ms. Watters, and Ms. Thompson participated from 9:41 a.m. to 9:58 a.m., and Ms. Wendelsdorf and Mr. Britton participated from 9:58 a.m. to 10:11 a.m. The Executive Session concluded at 10:11 a.m. with no decision being called for in open session.

Consider Treasurer's Tax Charge Adjustments by PIN December 2024: Treasurer Watters explained that the majority of the adjustments are from the 2020/2021 Idaho Power judgement, the remaining are the standard corrections, exemptions and casualty losses. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Treasurer's tax charge adjustments by PIN for December 2024.

Commissioner Van Beek moved to adjourn the meeting.

The meeting concluded at 10:13 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO DISCUSS CANYON COUNTY WEBSITE REVAMP

The Board met today at 10:30 a.m. to discuss the Canyon County website revamp. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of Constituent Services Aaron Williams, Communications Specialist Chad Thompson, Project Manager Shawn Adamson, Development Manager Steve Webb, Webmaster Nick Toves, Programmer Analyst I Matt Tarpley, Assessor Brian Stender (arrived at 10:35 a.m.), Director of Court Operations Jess Urresti, Treasurer Jennifer Watters, Coroner Jennifer Crawford, PIO Joe Decker, Cpt. Harold Patchett, Sr. Deputy Treasurer Debra Smart, COO Greg Rast (joined at 10:31 a.m.), Clerk Rick Hogaboam (arrived at 11:03 a.m.), and Deputy Clerk Jenen Ross.

Director Williams provided a history of the project along with presenting a draft version of the website redesign. Ideally, they are hoping to go live by the end of the year. A copy of the project overview document is on file with this day's minutes. Due to a glitch in the system, only a partial

audio recording is on file in the Commissioners' Office. Commissioner Van Beek moved to adjourn the meeting. The motion was seconded by Commissioner Brooks. The meeting concluded at 11:04 a.m.

EMERGENCY EXECUTIVE SESSION, PURSUANT TO IDAHO CODE, SECTION 74-206(1)(D) AND (F) REGARDING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Van Beek made a motion to enter into an emergency meeting under Idaho Code 74-204 involving injury or damage to persons or property, immediate financial loss and likelihood of such injury damage or loss. Commission Holton noted this was agendized under sections (d) and (f). The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Prosecutor Chris Boyd, Senior Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Network Architect Chris Everett, Operations Manager Jairo Rodriguez, Systems Administrator II Boone Singraseuth, and COO Greg Rast. The executive session concluded at 11:50 a.m. where there were no decisions reached or business being brought forward.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

PUBLIC HEARING: CONSIDER PRELIMINARY PLAT, IRRIGATION PLAN, DRAINAGE PLAN, AND LANDSCAPE PLAN FOR SAGE GATE SUBDIVISION, CASE NO. SD2023-0011

The Board met today at 1:31 p.m. to conduct a public hearing in the matter of the request by Blue Terra Development, represented by Focus Engineering, for approval of a preliminary plat, irrigation plan, drainage plan and landscape plan for Sage Gate Subdivision, a mixed-use subdivision on approximately 20.8 acres of "C1" (Neighborhood Commercial) zoned property, Case No. SD2023-0011. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Principal Planner Debbie Root, Interim DSD Director Jay Gibbons, DSD Planning Supervisor Carl Anderson, Paul Hilbig, interested citizens, and Deputy Clerk Monica Reeves. Commissioner Van Beek disclosed that she has a relative within proximity who approached her about this case, but she told them she would have to hear it at a hearing.

Paul Hilbig testified that he has been working on this project for many years and is ready to move to the next step. He has met with the neighbors and agencies and tried to put together a project that works for everyone. In response to question from Commissioner Holton, Mr. Hilbig said the condominium storage units will have a specific building with restrooms and the users will have free access to; however, they will not have restrooms for the traditional unit areas.

Principal Planner Debbie Root gave the oral staff report. Sage Gate Subdivision is a mixed-use subdivision inclusive of a condominium piece ministorage, and five commercial business lots. The request was approved through a CUP on appeal to provide for the mixed use nature of the storage condominiums that are intended to be sold individually upon completion upon of that portion of the development. The subject properties, parcels R34535 and R34542, are located on the west side of Old Highway 30 approximately 865 feet north of State Hwy 44 in Caldwell. On September 19, 2024 the P&Z Commission recommended approval with conditions. Subsequent to that recommendation, the developer provided the landscape plan for review and DSD made some revisions which are being considered today. The preliminary plat has been reviewed by engineering and staff. A neighbor was concerned about the runoff that goes to the northwest corner of the property is worried that silting will continue. As conditioned, drainage must be retained on site, but there may be a need for that person to contact ITD and have that pipe cleared as it accesses under the interstate. The property is located within the Middleton Area of City Impact. The city did not provide any comments or conditions for the development. Primary access will be a single point of access onto Old Highway 30. The irrigation district has reviewed the construction drawings and plans and has sent a letter of approval of those plans. Highway District No. 4 has preliminarily reviewed the documents. The development is in substantial compliance with the requirements of the subdivision code, and is in compliance with the conditions of approval for the CUP, and the landscape plan is in compliance with the conditions as presented.

Commissioner Holton had questions regarding which portions of the property would be paved. Mr. Hilbig said the intent is to pave the entire section except a portion of the NW corner where they will have an all-weather surface for RVs and future expansion, but they would be willing to pave that extra acre if it makes a difference, although they don't typically do that for boat and RV parking. There was follow-up discussion regarding the access points and mitigation requirements. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to close public testimony. Commissioner Holton believes the project is well-drawn and he does not have any areas of concern about the plat other than what he has brought up. Commissioner Van Beek has no objection to the preliminary plat. Commissioner Brooks supports the proposal, and he has no objection if the applicant chooses not to do paving. ommissioner Holton has no problem if the applicant does not pave the one area for boats and RVs but he would like there to be a hard surface asphalt-type between the units where traffic is attempting to access. Commissioner Brooks is in favor of that. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to accept and approve the FCO's as drafted with the inclusion of Condition No. 18 *(which states "The storage access and circulation areas shall be paved. The area identified in the northwest corner and along the north fence line for boat/RV/trailer parking may be all-weather surface.)* Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 2:01 p.m. An audio recording is on file in the Commissioners' Office.

CALDWELL, IDAHO JANUARY 15, 2025

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Craft Lounge to be used 4/27/25 for a Whiskey Club release event
- Craft Lounge to be used 5/31/25 for a Silo Saturday event
- Craft Lounge to be used 1/26/25 for a Whiskey Club release event
- Legends Sports Pub & Grill to be used on 2/22/25 for the Tscharanyan wedding
- Legends Sports Pub & Grill to be used on 3/15/25 for the Groesbeck wedding
- Legends Sports Pub & Grill to be used on 3/29/25 for the Henderson wedding

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Canyon County Sheriff's Office in the amount of $22,950 for a uniform allowance (PO #6115)
- Absolute Software in the amount of $15,782.00 for the E911 Advisory Board (PO #6116)

PUBLIC HEARING: APPEAL BY JEFFERY JACKSON AND MATTHEW BALDWIN, REPRESENTED BY WYATT JOHNSON, OF THE APPROVAL OF A PRIVATE ROAD NAME (DUENAS LANE), CASE NO. RD2023-0009-APL

The Board went on the record today at 1:31 p.m. to address take up the matter of the appeal by Jeffery Jackson and Matthew Baldwin, represented by Wyatt Johnson, of the approval of a private name (Duenas Lane), Case No. RD2023-0009-APL. Present were: Commissioners Leslie Van Beek and Brad Holton (who arrived shortly after the start of this meeting), Deputy PA Zach Wesley, and Deputy Clerk Monica Reeves. Deputy PA Wesley said he has been in communication through DSD with the representatives of the appellants as well as the original applicant, and he believes there will be a resolution in place to change the name of the street to a name that is agreeable between all of the property owners in the area, but they are still working out some details and so he asked for the matter to be set to a date uncertain. If the matter is not resolved it will be brought back to the Board in March or April, but if there is a resolution he will file a stipulation between the parties with the Board and have it sent back to DSD to rename the road. Upon the motion of Commissioner Van Beek and the second by Commissioner Holton, the Board voted unanimously to continue Case No. RD2023-0009-APL to a date uncertain. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 1:33 p.m. An audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 16, 2025

APPROVED CLAIMS

- The Board has approved claims 613326 to 613327 in the amount of $779.79
- The Board has approved claim 613072 in the amount of $2,095.40

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Best Buy in the amount of $5846.38 for the Information Technology department (PO #6188)
- Right Systems in the amount of $5720.00 for the Information Technology department (PO #6187)
- Atlas in the amount of $71,403.00 for the Information Technology department (PO #6141)
- Curtis Blue Line in the amount of $44,900.00 for the Sheriff's Office (PO #6198)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Joshua Jameson, job title change from Heavy Equipment Mechanic to Operations Supervisor/Heavy Equipment Operator

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

The Board met today at 10:03 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Parks Director Nicki Schwend (left at 10:13 a.m.), Historic Preservation Officer Chelsee Bohm (left at 10:13 a.m.), Controller Kyle Wilmot (left at 10:13 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a resolution to reappoint Nikki Gorrell to the Historic Preservation Commission: Director Schwend said that Ms. Gorrell has served on the HPC since the beginning. She is an anthropology professor at CWI, is very familiar with the HPC Board and more than qualified. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution to reappoint Nikki Gorrell to the Historic Preservation Commission for a 3-year term (resolution no. 25-005).

Consider Risk Management Services Agreement Renewal Addendum: Mr. Wesley explained that ESIS serves as manager for the county's various insurance policies. This addendum is primarily to update fees for 2025, there have been minor fee increases for all their services. Mr. Wesley said this addendum has been reviewed and approved by COO Rast. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the Risk

Management Services Agreement Renewal Addendum with the chief's approval (agreement no. 25-007).

Open Proposals for Human Resources and/or Payroll System Dispatched on time but Received After the Deadline; and Consider Notice of Acceptance of Late Proposals:
These proposals were opened 1/14/25 during the legal staff update meeting.
The additional proposals were received from:

- People Guru
- Mythics

The notice of acceptance will notify all proposers of the acceptance of the late submissions and that the notice of intent to award a contract will be moved to the beginning of February. Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to sign the notice of acceptance of late proposals. A copy of this notice is on file with this day's minutes.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 10:13 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer. The Executive Session concluded at 10:23 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.

DSD GENERAL BUSINESS
The Board met today at 10:31 a.m. for a DSD general business meeting. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Interim DSD Director Jay Gibbons, and Deputy Clerk Monica Reeves. The following topics were discussed:

- COMPASS is requesting a letter of support from the County as they pursue a federal grant for replacement of the Old Highway 30/ West Plymouth Street bridge reconstruction project. The bridge will be used as a pedestrian bikeway only, and a new bridge will be upriver for vehicle traffic. (An executive summary of the project is on file with this day's minute entry.) Commissioner Van Beek said it looks like a good project, but she would like to read more about it. Commissioner Holton asked if there are any other bridge projects

that would be to the benefit of the County rather than the City of Caldwell? Mr. Gibbons said this project has been contemplated for 20 years, but he doesn't know if there are other bridge projects on the docket. Commissioner Holton asked if the County should negotiate over the bare lot in Caldwell? Commissioner Brooks is willing to explore that idea, and said this is a benefit to that portion of Caldwell and southwest Middleton., and the expansion of the road to go a different route would be appealing to someone in charge of north Caldwell. Staff was directed to draft a response letter for the Board to consider as an action item for next week.

- The City of Wilder has two city-owned parcels adjacent to each other that they want to consolidate and land apply treated waste water so they can grow alfalfa, but they need to submit a property boundary adjustment in order to accomplish that and they have asked to waive the $330 application fee. Commissioner Van Beek said the County has given some thought to the smaller cities in Canyon County many of which may not be able to afford the DSD component of that. Commissioner Holton said it's an enterprise fund of the City of Wilder and he does not want his retirees paying for the enterprise fund because it's a cost of doing business that is shared back to the rate users. Commissioners Brooks and Van Beek support that position. Commissioner Holton said he has received phone calls from the adjacent farming operation voicing concern, and it will be interesting to see how the right to farm will be impacted with the onion crops that will be adjacent to this facility if they continue with the design concept of having sprinkler systems with mist and water going downwind. He said the Board needs to be careful what portion of this it participates in. Commissioner Van Beek wants to know what the impact is and base a decision on the facts. Interim Director Gibbons said because it's an agricultural operation they do not have to come to the County for a permit.

- The P&Z Commission agenda has been filled through March, and the Hearing Examiner is scheduled for the first week of March as well. There was discussion regarding the parameters of when a case goes to the P&Z Commission and when one goes to the Hearing Examiner, which are generally the cases that are not complicated.

Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 10:53 a.m. An audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER RESOLUTION TO CHANGE THE JOB TITLE AND SALARY GRADE OF ONE POSITION IN THE SOLID WASTE DEPARTMENT TO A LANDFILL OPERATIONS SUPERVISOR/HEAVY EQUIPMENT OPERATOR

The Board met today at 11:31 a.m. to consider a resolution to change the job title and salary grade of one position in the Solid Waste department. Present were: Commissioners Brad Holton, Zach

Brooks, and Leslie Van Beek, Solid Waste Director David Loper, HR Business Partner Jennifer Allen, and Deputy Clerk Monica Reeves. Director Loper said this is the final step in the reorganization of the landfill structure where they are proposing to retitle the heavy equipment mechanic position to an operations supervisor/heavy equipment operator for span of control, accountability, and supervision. The fiscal impact for the salary is $2,500. Commissioner Van Beek is in favor of this and said it was planned for in the FY2025 budget, and the County has been looking to update and standardize job titles. Director Loper said nationally the solid waste industry has moved up to the number 4 most dangerous job in the country, which is not a good trend. Additionally, they plan to recruit for the landfill operations manager this week. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the job title and salary grade change of one position within Canyon County Solid Waste from the landfill heavy equipment mechanic with a salary grade of 13 to a landfill operations supervisor/heavy equipment operator with a salary grade of 14. (Resolution No. 25-006.) Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 11:37 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH CONSTITUENT SERVICES DEPARTMENT REGARDING END OF YEAR ONLINE NETWORKING METRICS AND DRAFT NEWSLETTER

The Board met today at 1:34 p.m. with the Constituent Services department regarding end of year online networking metrics and draft newsletter. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of Constituent Services Aaron Williams, Communications Specialist Chad Thompson, COO Greg Rast (joined at 1:37 p.m.), and Deputy Clerk Jenen Ross.

Mr. Thompson reviewed a PowerPoint presentation which addressed the following:

- Social media overview
- Content calendar
- Facebook statistics
- Facebook 90-day engagement
- Top Facebook posts of 2024
- Instagram statistics
- Nextdoor statistics
- Annual county website statistics

Commissioner Van Beek asked if there had been any partnership with CCSO to promote the need for new jail. Mr. Williams said he has reached out to the Sheriff's Office and it sounds like they are working internally to determine the best way to communicate the message.

Earlier today Commissioner Holton attended what he felt was a monumental court hearing and asked how the sentencing information is announced to the public. Mr. Rast provided history noting that part of CCSO PIO Joe Decker's responsibilities was to work with former Prosecutor Taylor on those announcements with county Constituent Services as back-up. Commissioner Holton said

what he's really looking for is a balance between arrests and sentencing. Mr. Williams will work Prosecutor Boyd regarding press releases/information released to the public.

Other areas the Board would like to see highlighted include the new staff brought on by Prosecutor Boyd.

In regard to the newsletter, Mr. Williams asked about the Board's vision. Discussion ensued about what the Board would like to see including highlights of what's happening in Canyon County, on-boarding of newly elected officials, legislative issues and perhaps a survey to determine what is important to the community. Mr. Williams suggested starting the newsletter quarterly to ensure there is enough content and possibly move to monthly if the content dictates the need. Commissioner Holton would really like to see community input in regard to the new website design and the usability.

Commissioner Brooks offered his comments regarding the best way to provide information to the community and appreciation of the increased content being put out to the public via various social media platforms.

Commissioner Holton expressed his thoughts on finding a balance on the website between focusing on public safety vs. other county issues. Mr. Rast feels the website should having a landing page where citizens can easily navigate to what they're most interested in.

Commissioner Van Beek moved to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 2:24 p.m. and an audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 17, 2025

APPROVED CLAIMS

- The Board has approved claims 613073 to 613112 in the amount of $141,673.26
- The Board has approved claims 613113 to 613152 in the amount of $235,638.23
- The Board has approved claims 613153 to 613192 in the amount $122,361.89
- The Board has approved claims 613233 to 613276 in the amount of $101,411.46
- The Board has approved claims 613277 to 613325 in the amount of $45,702.79

PUBLIC HEARING FOR BUDGETING OF UNSCHEDULED REVENUE, GRANTS OR DONATIONS FROM FEDERAL, STATE OR LOCAL GOVERNMENTS OR PRIVATE SOURCES AND BUDGET ADJUSTMENTS PURSUANT TO IDAHO CODE §31-1605 FOR FISCAL YEAR 2024

The Board met today at 10:03 a.m. for a public hearing regarding budgeting of unscheduled revenue, grants or donations from federal, state or local governments or private sources and budget adjustments pursuant to Idaho code §31-1605 for fiscal year 2024. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley (arrived at 10:07 a.m.), Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Sr. Systems Analyst Steve Onofrei, COO Greg Rast, and Deputy Clerk Jenen Ross.

The public hearing was opened and noted that no comments have been received nor was anyone in attendance to offer comment.

Controller Wilmot reviewed what will be the last amendments to the FY24 budget. They were as follows:

Movement between A and B budgets:

- Landfill: move from A to B to cover an expense of $44,384.04 due to unforeseen equipment issues and cost for work that was to be done in FY23 but rolled to FY24.
- Motor Boat License: move $6631.69from B to A to cover some overages related to salaries and benefits.
- Juvenile Center: move from A to B cover increased food costs.

Additional revenues to cover overages in other expenses within the B budget:

- Emergency Management: increase in expenses of $59,041.39 – additional grant revenue so there are additional expenses related to those.
- Emergency Communications: increase in expenses of $33,536.11 – additional equipment upgrades that weren't anticipated due to upgraded equipment.
- Clerk-Recorder: increase in expenses of $2,512.09 – increase in services provided so there was an increase in costs, specifically postage.

A final budget wrap-up meeting will potentially be scheduled for the first week of February. Information will be brought regarding ARPA funding in relation to the new CCSO building.

Commissioner Holton made a motion to close the public hearing. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Brooks made a motion to sign the resolution amending the FY2024 budget pursuant to Idaho Code, 31-1605 (resolution no. 25-007). The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:13 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER AUTHORIZATION TO EXPEND FY2025 BUDGETED RESERVE FUNDS FOR THE 1302 E CHICAGO, CALDWELL PROPERTY IN AN AMOUNT NOT TO EXCEED THE ACTUAL APPRAISED VALUE TO DETERMINE PURCHASE PRICE INCLUDING EARNEST MONEY

The Board met today at 10:16 a.m. to consider authorization to expend FY2025 budgeted reserve funds for the 1302 E Chicago, Caldwell property in an amount not to exceed the actual appraised value to determine purchase price including earnest money. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Sr. Systems Analyst Steve Onofrei, COO Greg Rast, and Deputy Clerk Jenen Ross.

Mr. Wesley explained the county is in the process of a potential purchase of property adjacent to the main courthouse campus, however, this property just went on the market and was not included in the FY25 budget. At this time the appraisal has not been done so there is not a definitive price but in preparation a resolution has been prepared to designate funds of up to $249,600 moving it from the general reserve fund to Facilities Department budget in order to made the purchase. Mr. Wesley said this is appropriate because there is no special levy available for the Facilities Department fund and causes no adjustment to the anticipated property taxes. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution designating a general reserve appropriation expenditure in the fiscal year 2025 budget pursuant to Idaho Code §31-1605.

Commissioner Brooks motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 10:21 a.m. and an audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 21, 2025

APPROVED CLAIMS

- The Board has approved the December jury claim in the amount of $10,075.24
- The Board has approved claims 613193 to 613232 in the amount of $75,864.39

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- O'Michael's Pub & Grill to be used on 2/1/25 for the Chiles wedding

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Russhell French, Judicial Assistant - transferring from Clerk of the Courts to TCA
- Mikell B. Torres, TCA Judicial Assistant, addition of specialty pay

FILE IN MINUTES

The Board filed the Treasurer's monthly report for November 2024 in today's minutes.

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

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

Note for the record: As properly noticed the Board met today at 9:33 a.m. for a legal staff update. A request was made to go into Executive Session as follows:

Commissioner Van Beek made a motion to go into Executive Session at 9:34 a.m. pursuant to Idaho Code, Section 74-206(1) (d), (f) and (i) regarding records exempt from public disclosure, communicate with legal counsel regarding pending/imminently likely litigation, and to communicate with risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner Brooks. Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Prosecutor Chris Boyd, Chief Deputy P.A. Aaron Bazzoli, Sr. Deputy P.A. Ingrid Batey, Deputy P.A. Zach Wesley, COO Greg Rast, Bruce Castleton with Castleton Law. Mr. Wesley and Mr. Castleton left at 10:32 a.m. The Executive Session concluded at 10:46 a.m. with no decision being called for in open session.

CONSIDER APPROVING CERTIFICATES OF NONCOMPLIANCE

The Board met today at 10:48 a.m. to consider approving certificates of noncompliance. Present were: Commissioners Leslie Van Beek and Zach Brooks, Code Enforcement Supervisor Eric Arthur, and Deputy Clerk Jenen Ross.

Mr. Arthur provided a review of each of the properties giving a brief history of the issues, complaints received, notifications provided and communication with property owners. The certificates of noncompliance were considered as follows:

21577 Grace Ln, Star (R34034): Excessive vehicles and building materials (public nuisance).

20233 Linda Ln, Nampa (R27213): There may need to be further discussion regarding potential litigation; excessive trash and debris (public nuisance); people living on property don't have a legal right to be there; taxes are in arears.

1017 N. 52nd, Nampa (R25015): Trucking business operating in an RR zone (zoning violation). A CUP is not an option.

5309 & 0 Sky Ranch, Nampa (R28752 & R29852010): Owner has declined any efforts toward compliance; various mining equipment and large tractors used for a mining operation. Owner feels the property is in compliance; has been in violation for over 2 years. Abatement is not appropriate

in this case due the cost and due to much of property being real property the county cannot remove.

0 Lower Pleasant Ridge, Wilder (R36976010 & R36976010D): Illegal lot split, they need to be rejoined; there has been no action by the owner to comply.

3702 E Homedale, Caldwell (R24190502): Both Code Enforcement Officers and Commissioner Brooks have spoken with this property owner to discuss the violations. There has been a failure to bring the property into compliance with at least 10 vehicles on the property at the last inspection.

4009 Marble Front & 617 Mason, Caldwell (R35285 and R35284): Contiguous properties in violation; non-operable recreational vehicles; condition of the property creates a fire hazard and health hazard. Property owner has failed to comply with clean-up.

0 Howe, Caldwell (R35991): Code Enforcement Officer observed compliance issues while investigating another case; Possibly an occupied RV, trash, debris and misc. refuse. Owner has spoken with Code Enforcement and the previous DSD Director several times but has failed to comply. SWDH has done a site inspection.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the recommendations for the certificates of noncompliance for various and assorted reasons on the properties located at 21577 Grace Ln, Star (R34034), 20233 Linda Ln, Nampa (R27213), 1017 N. 52nd, Nampa (R25015), 5309 & 0 Sky Ranch, Nampa (R28752 & R29852010), 0 Lower Pleasant Ridge, Wilder (R36976010 & R36976010D), 3702 E Homedale, Caldwell (R24190502), 4009 Marble Front & 617 Mason, Caldwell (R35285 and R35284), and 0 Howe, Caldwell (R35991).
The meeting concluded at 11:17 a.m. and an audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 22, 2025

No meetings were held this day.

APPROVED JANUARY 24, 2025 PAYROLL

- The Board approved the January 24, 2025 payroll in the amount of $2,305,433.77

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Mason Abbott, Deputy Sheriff -new hire
- Emma Sanford, Emergency Communications Officer I - new hire
- Megan Ong, SOR Supervisor – promotion
- Cynthia Polanco, Customer Service Specialist – new hire

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 23, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Nemo Q in the amount of $11,484.00 for the Information Technology department (PO #6189)
- Apex Integrated in the amount of $10,000 for the Facilities department (PO #6140)
- CDW-G in the amount of $86,987.04 for the Fleet department (PO #6179)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Nicole Beverlin, Clerk III – promotion
- Randall deJong, Systems Administrator II – promotion
- Denise Himes, Victim Witness Coordinator – moving from lead position

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

Note for the record: As properly noticed the Board met today at 9:33 a.m. for a legal staff update. A request was made to go into Executive Session as follows:

Commissioner Van Beek made a motion to go into Executive Session at 9:35 a.m. pursuant to Idaho Code, Section 74-206(1) (d), (f) and (i) regarding records exempt from public disclosure, to communicate with legal counsel regarding pending/imminently likely litigation, and to communicate with risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner Brooks. Commissioner Brooks took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, COO Greg Rast, and Bruce Castleton with Castleton Law. The Executive Session concluded at 10:12 a.m. with no decision being called for in open session.

MEETING TO CONSIDER MATTERS RELATED TO INDIGENT SERVICES

The Board met today at 2:33 p.m. to consider matters related to indigent services. Present were: Commissioners Leslie Van Beek and Zach Brooks, Case Manager Kellie George, and Deputy Clerk Jenen Ross. The following cases were presented for Board consideration:

Case nos. 2007-169 and 2012-918 have both met their obligation to the county and have paid off their debt to the county. Indigent Services is requesting lien releases for both cases. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the lien releases.

The meeting concluded at 2:35 p.m. and an audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 24, 2025

No meetings were held this day

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 27, 2025

Commissioners Attending the Idaho Association of Counties Mid-Winter Legislative Conference

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 28, 2025

Commissioners Attending the Idaho Association of Counties Mid-Winter Legislative Conference

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 29, 2025

Commissioners Attending the Idaho Association of Counties Mid-Winter Legislative Conference

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 30, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Hailey Johnson, Juvenile Detention Officer – FTO pay
- Callie Dyer, Juvenile Detention Officer – FTO pay
- Bernie Ramirez, Juvenile Detention Officer – FTO pay
- Gary J. Clayman, Jr., Certified Property Appraiser – New hire
- Hilda Garcia, Court Assistance Officer – New hire
- Hayli Marcilliat, Sr. Administrative Specialist – Promotion into vacant PCN

- Michael Farrell, Assistant Director – New hire
- Marisa Fugate, Victim/Witness Services Coordinator – New hire
- Rachel C. Bottles, Staff Attorney – New hire

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Right Systems in the amount of $9880.00 for the Information Technology department (PO #6190)
- Carbon Networks LLC in the amount of $19,200.00 for the Information Technology department (PO #6191)
- LN Curtis (Curtis Blue Line) in the amount of $12,240.00 for the Sheriff's Office (PO #6203)
- Leads Online in the amount of $6905.00 for the Sheriff's Office (PO #6200)
- Police Service Dogs in the amount of $15,200.00 for the Sheriff's Office (PO #6201)
- High Focus LLC in the amount of $50,000 for the Sheriff's Office Emergency Management (PO #6202)

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

The Board met today at 9:30 a.m. for a meeting with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek and Zach Brooks, Prosecuting Attorney Chris Boyd, Senior Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Deputy P.A. Trent McRae, Deputy P.A. Ben Cramer (left at 10:16 a.m.), Chief Deputy Sheriff Doug Hart (left at 10:02 a.m.), IT Business Manager Caitlin Pendell (left at 10:06 a.m.), Christine Wendelsdorf (left at 10:02 a.m.), Lt. Dion Trimble (left at 10:02 a.m.), Sgt. Jason Roberts (left at 10:02 a.m.), Parks Director Nicki Schwend (left at 10:06 a.m.), Outdoor Recreation Planner Alex Eells (left at 10:06 a.m.), Facilities Director Rick Britton (left at 10:16 a.m.), Deputy Treasurer Tonya May (left at 10:16 a.m.), Juvenile Probation Officer III Elda Catalano (left 9:41 a.m.), Director of Constituent Services Aaron Williams (left at 10:16 a.m.), Controller Kyle Wilmot (left at 10:06 a.m.), Interim DSD Director Jay Gibbons (left at 10:16 a.m.), COO Greg Rast, Jennifer Loutzenhiser and Helena Thompson (arrived at 9:35 a.m. and left at 10:16 a.m.), Representatives from First United Methodist Church (left at 10:16 a.m.), and Deputy Clerk Jenen Ross.

The action items were considered as follows:

Consider a Resolution Approving Award of Officer's Badge, Duty Weapon, and Radio: Cpl. Darin Freiburghaus joined CCSO in October 1991 and has served for over 30 years. He has spent many of the past several years at the driver's license office in the DMV. Along with his badge and duty weapon the Sheriff's Office would also like to award Cpl. Freiburghaus's radio to him as it is being de-commissioned. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution approving award of Officer's Badge,

Duty Weapon, and Radio pursuant to Idaho Code §31-830 to Cpl. Darin Freiburghaus (resolution no. 25-009).

Consider Supplemental 2022 Emergency Management Performance Grant; and Consider State Homeland Security Grant Subrecipient Agreement; and Consider EMS Grant Subrecipient Agreement: Ms. Wendelsdorf spoke about each of these agreements as follows:

- EMPG: This is a 50/50 matching grant that partially pays the salary for the Emergency Operation Manager position with the remaining going towards improving the Emergency Management program for the county. The award amount is $246,230.40. (agreement no. 25-010)
- 2022EMPG and Supplemental: This was an overmatch so the state will be refunding the county $1680.19. (agreement no. 25-008)
- State Homeland Security Grant Program: The grant amount is $292,050.92 and this year will go toward enhancing elections security and enhancing information and intelligence sharing and analysis, and combating domestic violence extremism. (agreement no. 25-009)

Commissioner Van Beek made a motion to approve all three (3) emergency management and homeland security grant subrecipient agreement awards as presented with the amounts as listed. The motion was seconded by Commissioner Brooks and carried unanimously.

Consider Canyon County Agreement with DocuSign for Juvenile Probation: Director Catalano explained this service has been used for the past 4 years in order to send sensitive documents between various parties. This year they have exceeded the number of envelopes they purchased and need to purchase 250 additional envelopes; this will get them thru the end of March which is when the contract will renew. The new contract will be evaluated for more envelopes next year. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the agreement with DocuSign for Juvenile Probation (agreement no. 25-011).

Consider Idaho Department of Parks and Recreation Waterways Improvement Grant Application for Boater Education Training Facility: Sgt. Roberts explained they are applying for this grant to build a facility dedicated to boater training. The grant requires a 5% match and the county is currently at a 20% match with the total grant request being $491,000. Director Schwend offered her comments on how this will be beneficial to the Parks department. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Idaho Department of Parks and Recreation Waterways Improvement Grant Application for Boater Education Training Facility.

Consider Idaho State Historic Preservation Office Certified Local Government Subgrant Application FY2025: Director Schwend explained they are making application to apply for Phase 3 of the Rural Landscape & Agricultural Resources Survey which is a project that was started several years ago. The grants provided by Canyon County for historic preservation are used as match toward this application. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Idaho State Historic Preservation Office Certified Local Government Subgrant Application FY2025.

Consider Idaho Department of Parks and Recreation Waterways Improvement Grant Application for Celebration Park Boater Improvements: Director Schwend spoke about the process and challenges that have taken place in getting this project started in order to apply for grant funding. This grant doesn't necessarily require a match but has never been funded before without a 15% match so Director Schwend is evaluating her budget in order to account for that. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Idaho Department of Parks and Recreation Waterways Improvement Grant Application for Celebration Park Boater Improvements.

Consider Legal Notice for Public Hearing to Consider Public Comment Regarding Setting a Fee Increase for participating in the Canoe Science Camp: Mr. McRae said that the county already pays a significant amount for the Canoe Science Camp program and with rising costs it is necessary to increase the fee to offset county costs and ensure those who sign up actually attend. The cost for the camp will increase from $50 to $60. Upon the motion Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Legal Notice for Public Hearing to Consider Public Comment Regarding Setting a Fee Increase for participating in the Canoe Science Camp. The public hearing will be held on February 18, 2025 at 9:30 a.m.

Consider letters to parties in interest and owners of record regarding proceeds from the November 6, 2024 tax deed auction: This is a follow-up to the tax deed sale in November. This letter will notify interested parties of excess funds and the hearing which will take place in February. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the letters to parties in interest and owners of record regarding proceeds from the November 6, 2024 tax deed auction. Copies of the letter are on file in OnBase.

Consider a Resolution Classifying Records of the Information Technologies Department and Authorizing the Destruction of Financial Records: This resolution is specific to the FY2019 financial records within IT. Exhibit A included with the resolution delineates the records to be destroyed. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution classifying records of the Information Technologies department and authorizing the destruction of financial records (resolution no. 25-010).

Consider Nampa First United Methodist Church's Application for Cancellation of Property Taxes: Mr. Bazzoli spoke about how this application was submitted under the new processes and how there is documentation and letters in support of the application. It is Board discretion as to how much, if any, exemption they'd like to grant. Commissioner Van Beek asked questions regarding the church's capital expenditures and the tuition income from the daycare/preschool at the church. The Assessor's Office noted that the daycare/preschool is considered unrelated income. The total tax bill is approximately $30,000. Following discussion and comments amongst the Board, Commissioner Van Beek made a motion to grant relief of 50% on the amount due for the 2024 taxes. The motion was seconded by Commissioner Brooks and carried unanimously. Legal will draft a letter to Nampa First United Methodist Church for Board review and signatures as required by statute.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 10:18 a.m. pursuant to Idaho Code, Section 74-206(1) (d), (d) and (i) regarding records exempt from public disclosure, communicate with legal counsel regarding pending/imminently likely litigation, and to communicate with risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner Brooks. Commissioner Brooks took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Zach Brooks and Leslie Van Beek, Prosecuting Attorney Chris Boyd, Senior Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Deputy P.A. Trent McRae, and COO Greg Rast. The Executive Session concluded at 10:31 a.m. with no decision being called for in open session.

The meeting concluded at 10:31 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

PUBLIC HEARING TO RECEIVE COMMENTS REGARDING THE DEVELOPMENT SERVICES DEPARTMENT'S REVISED FEE SCHEDULE

The Board met today at 10:34 a.m. to conduct a public hearing to receive comments regarding the Development Services Department's fee schedule. Present were: Commissioners Leslie Van Beek and Zach Brooks, Interim DSD Director Jay Gibbons, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Zach Wesley, Deputy PA Trenton McRae, Deputy PA Ben Cramer, Director of Constituent Services Aaron Williams, COO Greg Rast, Darin Taylor, and Deputy Clerk Monica Reeves.

Interim DSD Director Gibbons said the current fee schedule was adopted in June of 2022 and it was reviewed against the work staff puts into the different types of applications to see what services they provide that are not covered in the fee schedule. The Board's direction was to recoup staff time, if they are putting effort into development applications then the development community needs to pay their way as opposed to the taxpayer being responsible for the development community. They had not done a lot of time tracking per se, they instituted a time tracking mechanism in their project management software to allow them to gather information on how much time it takes a planner to go through a conditional use permit, or a rezone, or plat. When they started looking to update the fee schedule it was to get an idea from a budgeting perspective and there were more discussions throughout the year with the Board to figure out what they were seeing. They are pursuing a different way to look at the fees, more of an ala carte method where there is a base fee for an application and recouping costs from the GIS division that's preparing case maps for analysis as well as staff presentations and reports. They are also trying to recapture engineering and surveying fees. The fee schedule will be reviewed annually,

perhaps twice a year, and as they get more efficient and re-evaluate the fee schedule, it's possible some fees may go down, but at this point they are trying to cover what they have been asked to do from a customer service and from a development application review standpoint. Some application fees have gone up significantly but in many regards staff are giving away their work. Parcel inquiries for the past four years have been $40, and staff could spend days just trying to research information. They have changed the process to where it's now two hours' work rather than several days, and by breaking it up to cover surveyor costs or engineering costs or adding the agricultural protection area designation into the fee schedule they are trying to address how to best recoup the costs of spending staff time on analysis of development applications.

Commissioner Van Beek wants to re-evaluate the code enforcement fees because she does not want to subsidize people who do not take care of their property. Interim Director Gibbons agreed and said the administration fee for filing the certificates of noncompliance should be higher than $500; they could quantify it better and amend it in the future. Code enforcement staff has worked to update the ordinance to provide more mechanisms of enforcement, and they are working with legal for review.

Darin Taylor with David Evans and Associates offered neutral comments on the proposed fee schedule. He asked where is the articulation of which customer services the department provides that there is not a cost for? Everybody pays taxes, what services come with that? Where are the records of the tracking? The application fee for a property information request is $275. If it's the landowner who is applying for a parcel inquiry there should not be a fee because that's part of what the landowner receives from the department. What if the landowner comes in multiple times a year? The first time there shouldn't be a fee, but with the second time there is a fee. He had a client who requested a parcel inquiry and was refused, and DSD would not provide him with a parcel inquiry because one had already been done on the property. That policy does not make any sense. 20 years ago this was customer service, but today there is a fee and the records are no longer available for the public to review. He doesn't have access to the records DSD does, but they are going to charge him for staff to look at them. That's not right. Mr. Taylor hopes the County is not charging a landowner to meet with a planner to talk about their property. He questioned the completeness review fee and the $1,400 fee for an agricultural protection area designation. In the notification category he questioned the $350 and $600 fees and asked where the supporting data is, especially if it's just a notice that's posted to the website. If a property owner wants to develop 100-200 acres and the notification distance is substantial as compared to someone with a 10-acre parcel, we should not average those. Asked for the data that supports a $2,400 fee for a conditional use permit for gravel extraction and a $3,200 fee for a comprehensive plan map amendment, and a $4,600 fee for a comprehensive plan text amendment. He recognizes that part of the fee increase has to do with staffing and time to process things, but where is the data supporting that? His main concerns are in the notes section: 1 and 2: "*Fees are additive based on services provided and application type. A case may require multiple fees, including but not limited to, case specific entitlement verification, planning, engineering, notification, and GIS. Fees will not be reduced based on number of applications submitted*." He said it seems to be a duplicate charge and if he files an application for a comprehensive plan change, rezone and preliminary plat he would have to pay three full fees, which is a duplication of the majority of costs. Mr. Taylor said it

seems the number of cases being filed is on the decrease and the number of cases being processed is decreasing so it makes sense if you have fewer people paying the expenses, then you have higher costs, so it makes sense that the fees are going up, but that's not what he sees in the data. Overall, he sees the fee schedule as good, and he understands that fee increases are a part of life, but where is the data so the public can see?

The Board thanked Mr. Taylor for his comments and said his comments could be material for discussion at future meetings. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to close the public comment portion of the hearing.

Interim Director Gibbons said a property consultation with planner is a preapplication conference that they never charged for before. They are going to place a value on preapplication conferences with applicants to go through the code requirements for the application they are preparing for submittal, and they place a value on that by having a fee for it. The completeness review had to do with doing a cursory review to make sure the information on the checklist is there and many times staff has to respond and let the applicant know what they missed and they will resubmit. If people continue to come in with incomplete applications there will be a cost. There needs to be public outreach to explain what the fees are and what's involved. DSD will not charge for the first 20-30 minutes of customer service; the fee is for when property owners come in with a laundry list of questions that takes staff time to evaluate and write a response for. They are trying to be more efficient and encourage landowners to do the legwork themselves. He said notification costs are easy to quantify. Regarding Mr. Taylors' objection to having three full fees, Interim Director Gibbons said in the past there was efficiency in processes by submitting a rezone and preliminary plat at the same time and there was efficiency in preparing an analysis for that, but when they started separating rezones from the preliminary plat it gives the hearing body the opportunity to decide if this is the appropriate location, are we going to have to rezone land in order to accomplish the preliminary plat so now those processes are not slammed together, they are separated for a purpose. There are different criteria for each application and providing an analysis for a rezone is different than an analysis for a plat, or for a comp plan amendment. The fees established are the correct amount. Commissioner Brooks said it's been a lengthy process, and a lot of good work has gone into it, and he is in favor of moving forward. Commissioner Van Beek said DSD has made progress in getting a fee stablished that assigns that to the person wanting the service rendered, but asked "where is the free stuff?" Interim Director Gibbon said there are a lot of customer service items, administrative efforts in the department that don't necessarily support just the development review process. They deal with people every day who may never submit an application, they may just find out the status of their property and what they can and cannot do, and if an application does not come forward they don't recoup any of the customer service effort. The APA designation fee was established because it will require a comprehensive plan amendment, and we have to appoint an agricultural protection commission to review the initial applications and make a recommendation to the Board who then has to have a public hearing and decide whether it is appropriate. They established the $1,400 to be ahead of when the process starts. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the resolution to adopt the Development Services Department's

revised fee schedule as presented, and to amend exhibit "A" under code enforcement to read Ad*ministration Fee for Filing a Certificate of Non-Compliance*. (Resolution No. 25-011.) The hearing concluded at 11:23 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH HEALTH TRUST BOARD

The Board met today at 11:34 a.m. with the Health Trust Board. Present were: Commissioners Leslie Van Beek and Zach Brooks, Deputy P.A. Zach Wesley, HR Director Marty Danner, Health Trust Board members Martin Flores, Mark Tolman, Yvonne Baker, Jennifer Loutzenhiser, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Cindy Smart-Tealey and Tasha Norman with Gallagher, COO Greg Rast, and Deputy Clerk Jenen Ross.

There was a meeting approximately a month ago where the Health Trust Board provided a snapshot in time of what the health trust balance looked like at that time and what they were hoping to see in revenue via stop-loss reimbursement and some prescription drug rebates. At that time the chairman suggested giving it a month to see if some of those revenues were actualized to offset the rapid loss that was being seen. Unfortunately, that has not been the situation, there has actually been nearly another million dollars in claim and prescription drug costs and only actualizing about $60,000 in stop-loss reimbursement. There were a couple weeks where the trust was over $400,000 in total claims and prescription costs. The cost has tapered and is now running at about $240,000 a week and the health trust board has been informed this is probably the new normal amount.

Gallagher has gone back and re-reviewed in order to determine where the county stands in the current financial statement. A spreadsheet was provided with comparisons between the county and other Idaho governmental agencies.

Ms. Tealey explained that when they look at utilization they look at trend and one of the things that has adversely affected the county is that funding hasn't changed over the last 4-5 years, with that they are seeing that medical is trending up 7-8% annually. At the conclusion of the previous meeting there was discussion about what could be done to help control some of the costs. Ms. Tealey and Mr. Howell believe there are programs available that could potentially provide significant savings. Some of the programs available include Cost Relief which is a program thru BlueCross that allows for coupon savings used by patients for high-cost drugs to be generated back to the group vs. staying with the pharmacy benefit manager (the "middle man"); this could provide an annual savings of $120,000. Another savings measure would be Humira Biosimilars which could provide a savings of $140,000. Smart Shopper is another program that allows employees who may need to have certain diagnostics done (MRI, X-Ray, mammogram, colonoscopy, etc.) to shop providers for more cost-effective options. Ms. Tealey addressed Commissioner Van Beek's questions regarding the biosimilars and how the Smart Shopper program operates noting that the patient would still have options to choose, they are not required to participate.

Ms. Danner asked what can be done with the health trust today if the county continues on the current burn rate. Ms. Tealey said that since the meeting in December the situation has not changed, the claim costs are still exceeding funding. At that time the suggestion from Gallagher was an infusion into the health trust of $2 – $2.8M which would get the trust balance to an adequate minimum balance. There was the effort to establish adequate funding in 2025, which could include increased employee contribution. One option would be to increase the county's per employee contribution amount from $970 to $1250.10. A secondary option would be to increase the employee contribution. In response to a question from Commissioner Brooks, Ms. Danner said it is within the Board's purview to increase costs mid-year but in her opinion, it would be necessary to re-open the open enrollment due to the potential impact it may have on employees and influencing their healthcare coverage decisions. Mr. Flores said that the though process amongst the health trustee board is an infusion of cash and increasing the county contribution understating that the employee portion of the contribution will likely take place next year. At this point they are essentially trying to buy time in order to go to market. Mr. Flores feels that if nothing is done, it would be March/April when the trust runs out of money. A $2M infusion would help what has been lost in the last couple of months and the increased contributions would help maintain the trust. He said the health trust would like to see the employee premium rate evaluated during the budget cycle so employees can know what that change will look like during open-enrollment in October. The hope would be to have different health plan options so employees can choose what works best for their situation.

COO Rast said he's evaluated the numbers and thought about different ideas and he feels there are really two options – open the budget to pull from the general fund or work with what has already been budgeted within the FY25 budget. Based on the numbers he's calculated with savings and pulling from the 'A' budget, the trust could be at $2.78M. He asked Mr. Flores if that would make the health trust solvent in order to get to open enrollment with plans starting at the beginning of the year. Mr. Flores said the hard part about answering that question is the unknown anomalies.

In response to a question from Commissioner Van Beek, Ms. Tealey provided some suggestions of ways the county can support wellness of the employees. Ms. Danner confirmed a wellness plan for the county has been somethings she's wanted to do and is confident HR can get something started by October.

Controller Wilmot offered his comments on how this will impact the budget and spoke to some of the other financial obligations the county is already committed to and/or ones that are upcoming. COO Rast said that from an operational standpoint, working within the budget that's already approved would be easier to maintain. If the budget is opened to make a transfer into the health trust there would have to be a certain amount of money pulled from each levied fund. With the money already appropriated with the 'A' savings, that could be done by internal resolution and still working within the confines of the approved budget. If the budget is opened there is a process that has to be followed which could take months, and at the current burn rate months may be too long. Commissioner Van Beek feels this is the best solution and is supportive. Mr. Wesley thinks it makes sense to utilize the existing budget. Commissioner Brooks said he is comfortable expending

the burn today to get some money into the health trust. Beyond that, he thinks there may need to be another meeting with the chairman present and budget season may need to start earlier in order to further evaluate where things are at and what to do about next year. Controller Wilmot expressed his concern about using 'A' budget savings and how that will impact Offices/departments that are fully staffed.

Another meeting will be set in the near future for future discussion and possible decision.

The meeting adjourned at 12:23 p.m. and an audio recording is on file in the Commissioners' Office.

RESCHEDULE PUBLIC HEARING - REQUEST BY GREG PAYNE FOR A CONDITIONAL REZONE, CASE NO. CR2022-0007

The Board went on the record today at 1:31 p.m. to reschedule the public hearing regarding Greg Payne's request for a conditional rezone. Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Principal Planner Dan Lister, and Deputy Clerk Monica Reeves. The hearing will be rescheduled to a date when the full Board can participate. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to reschedule the public hearing to February 19, 2025 at 1:30 p.m. The meeting concluded at 1:33 p.m. An audio recording is on file in the Commissioners' Office.

JANUARY 2025 TERM
CALDWELL, IDAHO JANUARY 31, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Christopher Jones, Juvenile Detention Officer (hourly rate adjustment to meet department's part-time needs)
- Paige Gabiola-Reedy, Juvenile Detention Officer (hourly rate adjustment to meet department's part-time needs)
- Telford William Winslow, Systems Administrator II (Emergency Communications)
- Brian Kinney, Systems Administrator III (Information Technology)

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 9:32 a.m. to consider action items. Present were: Commissioner Zach Brooks, Commissioner Brad Holton via teleconference, Prosecutor Chris Boyd, Senior Chief Deputy Ingrid Batey, HR Director Marty Danner, HR Business Partner Demi Etheridge, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider ballot for appointment of Washington County Commissioner Jim Harberd to the SWDH Board of Health: Commissioner Brooks said he would like the opportunity to reach out to Commissioner Harberd and requested this be rescheduled to next week. Commissioner Holton was in agreement and no action was taken.

Consider Resolution Appointing Corey Turner to the Canyon County Mosquito Abatement District Board: Commissioner Brooks said he has read letter from the Mosquito Abatement Board and Mr. Turner's letter of interest; he is in favor of the appointment. Commissioner Holton is also in favor. Commissioner Brooks made a motion to sign the resolution appointing Corey Turner to the Canyon County Mosquito Abatement District Board. The motion was seconded by Commissioner Holton and carried unanimously. Resolution no. 25-012.

Consider Resolution to Adopt Changes to Job Title, Salary Grade, and FLSA Status of One (1) Position in the Prosecuting Attorney's Office: A memo was provided by Prosecutor Boyd which outlines this request. The intent is to provide leads with specialty pay; this specific request is for a Lead Victim Witness position. The lead pay of $10,000 annually is directly tied to the additional duties. Ms. Danner said the employee in this position will still have all their regular responsibilities plus additional duties and that this change aligns with other Offices and departments. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the resolution to adopt changes to the job title, salary grade, and FLSA status of one (1) position in the Prosecuting Attorney's Office. Resolution no. 25-013.

Consider Resolution Approving a New Alcoholic Beverage License for Maverik, Inc., dba Maverik #778: This resolution will be considered after the 9:45 a.m. meeting. No action was taken at this time.

The meeting concluded at 9:39 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO INDIGENT SERVICES AND ACTION ITEM TO CONSIDER APPROVING A NEW ALCOHOLIC BEVERAGE LICENSE FOR MAVERIK, INC., DBA MAVERIK #778

The Board met today at 9:46 a.m. to consider matters related to indigent services and action item to consider approving a new alcoholic beverage license for Maverik, Inc., dba Maverik #778. Present were: Commissioner Zach Brooks, Commissioner Brad Holton via teleconference, Deputy P.A. Trent McRae (left at 9:54 a.m.), Director of Indigent Service Yvonne Baker (left at 9:54 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The following case was presented to the Board:

Case no. 2020-453: Director Baker said that a settlement application has been submitted by an applicant requesting a reduction in the amount owed. The total amount paid by the county and the CAT fund was $54,927.89. The applicant has made payments of $6121.29 for a balance owed of $49,806.60. He is selling his home and requesting a reduction of $9000 from the current balance. The applicant provided a letter as to why he is requesting this reduction, he states that

he is moving out of state and would like to use any excess funds for moving expenses, find a place to rent and purchase a vehicle. Payments to the county are current with the last payment being made on January 21, 2025 in the amount of $50. Based on a question from Commissioner Brooks, Ms. Baker provided an explanation of how the funds will be proportionately distributed between the county and the CAT fund; based on the total balance owed of $49,806.60, of that amount the county is owed $9961.32 and the CAT fund is owed $39,845.28. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to approve case no. 2020-453 as presented.

Consider Resolution Approving a New Alcoholic Beverage License for Maverik, Inc., dba Maverik #778: Commissioner Brooks said he has reviewed the application and moved to sign the resolution approving a new alcoholic beverage license for Maverik, Inc., dba Maverik #778. The motion was seconded by Commissioner Holton and carried unanimously. Resolution no. 25-014.

The meeting concluded at 9:56 a.m. and an audio recording is on file in the Commissioners' Office.

RECEIVE CLERK'S QUARTERLY REPORT

The Board met today at 10:02 a.m. to receive the Clerk's quarterly report. Present were: Commissioner Zach Brooks, Commissioner Brad Holton who participated via conference call, COO Greg Rast, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Chief Deputy Jess Urresti, Senior Systems Analyst Steve Onofrei, Director of Constituent Services Aaron Williams, Assessor Brian Stender, and Deputy Clerk Monica Reeves. The information today included a cover letter as well as a summary report and a detailed report, along with a historical chart. Clerk Hogaboam said in the first quarter they're looking for any anomalies or trends and as we progress in the year there will be more scrutiny because the numbers are firmer, and after quarter three is when you would anticipate either amendments or the need to stop spending.

Controller Wilmot reviewed the following highlights from the cover letter as follows:

- With this being the first quarter of the new year, there are going to be line items that are seasonal for when expenses are made and revenues are received. Some expenses are either front or back loaded in the fiscal year depending on the variety, for example service contracts or capital projects and maintenance.

- Some of the benefits of a few of the "A" budgets are over the 25% threshold and a lot of that is attributed to either market adjustments that were added or compensation program costs, but those costs are coming out of one line item and so it's kind of missing because the benefits were built into that market adjustment compensation program. The overall "A" budget is under the roughly 25% threshold that they consider the first quarter. The first significant example is in the County Agent budget.
- The fee structure for the landfill was increased and so far, they are on track with how they budgeted last year in the equalization of revenues compared to what was budgeted prior.

- Motor vehicle fees are tracking lower than in previous years. Assessor Brian Stender said a lot of factors affect the motor vehicle office, and as the population ages a lot of people are more tech savvy and are reluctant to go online and do their transactions so the transaction counts slow a bit. Typically, the months of December, January, and February are the slower months. Clerk Hogaboam said it is mostly the same as last year but slightly lower. He will provide reports to see if we are trending a certain direction. Assessor Stender said there it wouldn't hurt to change the fees that are charged.

- The Elections temporary employee expenditure line was over budget due to how it was coded initially to current expense but it's now been split between consolidated elections.

- They have adjusted the revenue line for SAUSA (Special Assistant United States Attorney) to be under its own line instead of being directly under the Prosecuting Attorney.

- Justice Fund's current overtime utilization in the first quarter was almost 50% of what they had budgeted for the year. They have spent $112,000 more in the first quarter compared to last year. While they have budgeted less they have spent a lot more. Commissioner Brooks asked if we need to have a conversation to see if this burn rate will continue going forward? Clerk Hogaboam said he will make them aware if they aren't already aware. He said the report is designed to give the Board information so it can have follow-up conversations as it deems necessary, and if action needs to be taken it needs to come from the Board not the Clerk. COO Rast said the Sheriff's Office just switched to a 14-day pay period which will save a little in overtime costs going forward. Commissioner Brooks said it would be a good idea to check in and see if they realize their burn rate.

Clerk Hogaboam said he had a good meeting with Chairman Holton, COO Rast, and Director Britton to discuss ARPA spending. There is some public interest in what is outstanding to be spent, how much has been spent, and tracking the APRA spend rate, so they will provide that supplemental information until ARPA runs out. He reviewed a document titled *Historical Comparison Chart* showing what the revenues were through the first quarter and what the expenses were and what the revenue minus expenses are. (It's the operational side and does not include the landfill or Melba Gopher.) It's important to note the first quarter is a peak because property taxes were collected and reflected in the revenue. Last year the differential was $15M and through the first quarter of this year it's $14M. We were close to balance at the end of FY2024 when combining all of the operational funds, excluding the landfill. This year we are trending slightly behind that which tracks with how the budget was built. Last year the Pod 6 lease was charged to ARPA and was not hitting the operational fund, but this year the potential expense associated with purchasing Pod 6 rolled back into the County so that was a $2M addition to the fund balance. First quarter expenses for FY2025 are 20.35%, which is similar to the last 3 years. The payroll should be stable; the utilization rate is slightly higher but the County did make some salary adjustments going into 2023 so the utilization went up. There is concern from the health trust about infusing cash and some other things, and we have a FY2025 yearend wrap meeting coming up and there is a decision some

people are concerned about on whether or not the positions that we budgeted for FY2025 will be open so people can post the positions and hire. He wants to make sure he and the Board are on the same page and timeline. Commissioner Brooks and Holton agreed, and Commissioner Holton said it's good that we continue that message to the County structure that this is the move the Board is making to narrow that. COO Rast said DSD fee increases were approved yesterday so those numbers will hopefully align in the next quarter or two. The meeting concluded at 10:40 a.m. An audio recording is on file in the Commissioners' Office.

There were no Board of Equalization matters that came before the Board this month.

THE MINUTES OF THE FISCAL TERM OF JANUARY 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 3, 2025

No meetings were held this day.

APPROVED CLAIMS

- The Board has approved claims 613356 to 613393 in the amount of $56,536.55
- The Board has approved claims 613394 to 613423 in the amount of $28,448.85
- The Board has approved claims 613466 to 613505 in the amount of $31,968.23

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 4, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- B&H Photo in the amount of $5812.90 for the Information Technology department (PO #6192)
- Wilbur-Ellis in the amount of $5973.85 for the Information Technology department (PO #6139)
- Mountainland in the amount of $8060.02 for the Facilities department (PO #6138)

APPROVED CLAIMS

- The Board approved claims 613538 to 613575 in the amount of $345,720.29
- The Board approved claims 613506 to 613537 in the amount of $24,962.81
- The Board approved claims 613737 to 613776 in the amount of $69,993.38

FILE IN MINUTES

- Claims Compensation Bureau document regarding Visa and/or Mastercard class action lawsuit – document was signed by Commissioner Brooks and submitted by COO Rast.

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

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Ben Cramer, Treasurer Jennifer Watters (left at 9:39 a.m.), Deputy Treasurer Debra Smart (left at 9:39 a.m.), Controller Kyle Wilmot, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider signing a Resolution Authorizing Cancellation of Taxes on Property Owned by Canyon County: Treasurer Watters explained these are taxes due on properties recently purchased by the county. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution authorizing cancellation of taxes on property owned by Canyon County (resolution no. 25-015).

Consider signing a Resolution Appointing A Successor Trustee to the Board of Health Trustees: Treasurer Watters has resigned from her position as a trustee on the health board and would like to appoint Debra Smart to be her successor. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution appointing a successor trustee to the Board of Health Trustees (resolution no. 25-016).

Consider signing a Resolution Granting Certain Property of Nominal Value to Computers for Kids, Inc.; and Consider signing Resolution Designating Surplus Personal Property with Nominal Value and Authorizing the Destruction of Canyon County Information Technology Department Equipment: Mr. Rast explained that once computers reach end of life they remove and destroy the hard drives. IT will then determine if the equipment is unusable with zero value and ready for destruction or suitable for donation. He spoke about how Computers for Kids, Inc. is able to refurbish the computers and have agreements with Microsoft to obtain hard drives and licensing for a nominal cost. Commissioner Van Beek made a motion to sign the Resolution Granting Certain Property of Nominal Value to Computers for Kids, Inc. (resolution no. 25-018) and the Resolution Designating Surplus Personal Property with Nominal Value and Authorizing the Destruction of Canyon County Information Technology Department Equipment (resolution no. 25-017).

Other discussion items as part of the legal staff update included the following:

- A real estate transaction is continuing to move forward.
- An update from Director Britton will happen on Thursday regarding an Okland project (sewer) and the removal of Pod 6 by ADS.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 9:45 a.m. and an audio recording is on file in the Commissioners' Office.

CANYON COUNTY IMPACT FEE DISCUSSION

The Board met today at 11:02 a.m. for a Canyon County Impact fee discussion. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Director of Constituent Services Aaron Williams, Interim DSD Director Jay Gibbons, Chief Deputy Sheriff Doug Hart, Cpt. Harold Patchett, Facilities Director Rick Britton, CCAD Director Michael Stowell, Coroner Jennifer Crawford, Colin McAweeney with TischlerBise, COO Greg Rast, and Deputy Clerk Jenen Ross.

Mr. Williams explained that the purpose of today's meeting is to loop the Board in on the discussions he and Mr. McAweeney have had with the Offices and departments that are able to utilize impact fees and to review the demographics and data metrics that were used. Additionally, they will provide input on capital improvement plans they've received from the offices they've spoken with and hope to receive Board direction on those plans.

Mr. McAweeney gave an overview of the work TischlerBise does and the governmental entities they've worked with. A PowerPoint presentation was reviewed with the Board that covered the following topics:

- Impact Fee Fundamentals
- Impact Fees in Idaho
- Advisory Committee
- Impact Fee Study Process
- Canyon County Growth
- Canyon County Study
- Current Service Levels

Next steps include receiving input from the Commissioners regarding capital expansion priorities and commitments; preparing draft fee results; review with DIFAC; further input from the Board; engage with cities. Mr. William's suggested allowing the Board time to review the information that was provided and reconvene at a later time to determine priorities. The Board was supportive of this plan.

Commissioner Van Beek moved to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:51 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING – APPEAL BY KM ENGINEERING, REPRESENTING BONNIE VANCE VERMAAS, FOR A CONDITIONAL REZONE FROM AN "A" (AGRICULTURAL) ZONE TO AN "R-R" (RURAL RESIDENTIAL) ZONE SUBJECT TO A DEVELOPMENT AGREEMENT, CASE NO. CR2022-0022

The Board met today at 2:17 p.m. to conduct a public hearing for Case No. CR2022-0022, in the matter of an appeal KM Engineering, representing Bonnie Vance Vermaas, for a conditional rezone of Parcels R37517 & R37519 from an "A" (Agricultural) Zone to an "R-R" (Rural Residential) Zone subject to a development agreement restricting development to 13 residential lots. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Principal Planner Dan Lister, Interim DSD Director Jay Gibbons, Tracy Vance, Stephanie Hopkins, Lyle Zufelt, Joseph Strongone, Amanda McComb, Richard Trudeau, Ted Todd, other interested citizens, and Deputy Clerk Monica Reeves.

Stephanie Hopkins with KM Engineering testified on behalf of the property owner. They came before the P&Z Commission twice last year, and at the first meeting they had requested R-1 zoning and had been working with staff on their recommendation to revise the rezone request to a rural residential zone to make for larger lots. At the second hearing in November of 2024, they worked to mitigate the concerns the P&Z Commission had which was primarily the impact on the Middleton School District. The property is approximately 20 aces and has been owned by the same person since the 1970s and she is looking to retire and develop a portion of the land and retain the existing home to allow for retirement. The subject property is located at 9713 Galloway Road in Middleton, and access will be provided from Galloway Road. If approved the request will be for 8-9 lots. 2.07 acres is the average for developed lots so they think the rural residential zone will be consistent with the area. Ms. Hopkins reviewed similar developments and zoning in the area and said this request will complement existing development. They will maintain the rural character while providing sufficient housing without fragmenting the agricultural land and natural resources. The property does not have water rights and has not been irrigated for 20+ years. It is not prime farm ground; it is very hilly, and all the water would collect in one part of the property so that was the only part that was ever irrigated. The irrigation rights have been transferred to the irrigation district who then gave it to another farmer to use. Condition No. 8 has been addressed by staff on the condition to require the rural residential zone, and if the Board is amenable to that request she asks that the average lot size be 2 acres rather than 2.5 because that is consistent with the development in the area.

Tracy Vance testified that his mother is the owner of the property, and they set up a corporation to develop the property for tax purposes and he is working on his mother's behalf. She has not used any water on the property for the last 20 years. The topography is very steep, the lower eight acres were assigned water rights and they were turned over to the irrigation district about a year and a half ago.

Principal Planner Dan Lister gave the oral staff report. In August of 2024 it was a request R-1 zone and the applicant requested to revise the application to a rural residential zone. The 2030 Canyon County Comprehensive Plan designates the parcel as "agricultural" on the future land use map. However, the request was submitted before the adoption of the 2030 Canyon County Comprehensive Plan. The 2020 Canyon County Comprehensive Plan designates the parcel as "residential" and aligns with many property rights, population, land use and housing goals and policies. The property is zoned "A" (Agricultural) and surrounded predominantly by other "A" zoned properties. Within a 600' radius, the average lot size is 3.45 acres with a median of 2.18 acres. The subject parcel consists of class 3 & 4 soils. Due to slopes ranging from 9% to over 15% (approximately a five-acre portion), a majority of the parcel consists of non-prime farmland/farmland. The area is comprised of residential lots created through subdivision platting. North of the subject parcel is Lansing Heights Estates (89 lots, 3.16-acre average lot size) approved in 1973. To the south is Willowview Subdivision No. 2 (16 lots, 7.11-acre average lot size; 2.21 acres of the large field is not included) approved in 2006. To the southwest is the Thoroughbred Estates Subdivision (40 lots, 2.29-acre average lot size) approved in 2014. To the west is the Grand Estates Subdivision (14 lots, 2.86-acre average lot size) approved in 2000. Within a one-mile radius there are 23 subdivisions with an average lot size of 2.99 acres. The area is comprised of large

agricultural properties and residential developments created by old subdivisions. Lot sizes within the area consist of rural residential-sized lots (two-acre lot sizes or larger). The request will allow the development of residential lots (subject to subdivision platting), and it will be served by individual wells and individual septic systems. The irrigation water rights will be transferred and irrigation will be provided via domestic wells. The property slopes from north to south, and drainage will be need to be maintained via storm drainage infiltration ponds. A drainage plan is required and if it slopes over 15% they have to do a hillside development plan. The property has an existing residential access to Galloway Road, which is a collector road. The conceptual plan shows the development to be served via internal public roads. Highway District #4 will not require a traffic study for developments that generate less than 500 ADT. However, a 40' wide right-of-way dedication is required along Galloway Road and a lot of mitigation would be done through impact fees. Direct lot access is prohibited. Based on the size of the development and distances from SH-44, ITD does not have any concerns about the development. Middleton School District submitted a letter identifying that two of the three elementary schools are over capacity while the middle and high schools are nearing capacity due to continued growth within the district boundaries. The rezone proposes 13 residential lots which equate to 7-9 students. If approved, the school district requests the developer include appropriate planning to ensure safe routes and bus stop spacing. No letter of comment was received from Middleton/Star Fire District, Canyon County Sheriff's Department, or Canyon County Paramedics. Fire district response time is approximately 9 minutes. The applicant's letter of intent states the development will coordinate with the fire district regarding fire suppression requirements. Most public comments dealt with concerns about the lot size being too small for the area; water equality issues due to nitrates; and school capacity issues, drainage issues, and impacts on ag use and parcels, open space and any native species that are out there. Staff recommended approval subject to conditions of the development agreement: the main one is an average lot size of 2.5 acres and no secondary residences. The P&Z Commission recommended denial due to the request not being consistent with the 3-acre average lot size, and concern about the cumulative impact to the school district regarding the capacity issue. Following his report, Planner Lister responded to questions from the Board.

Lyle Zufelt testified about lot sizes in the surrounding developments and his main concern being the effect on the water table. He appreciates the developer going from R-1 to RR and trying to accommodate the community and said it would be encouraging if the CC&Rs required the new homeowners to restrict their development and their need to maintain landscaping to their 2.5-acre lot.

Joseph Strongone testified that he lives south the subject property in a development where the average lot size is 2.3 acres and he thanks the developers for accommodating the neighbors who were suggesting 2.5 to 3 acre lot sizes. He agrees with the 2.5 acre with no secondary home if the following is agreed to: if the schools are under capacity; if there stop lights and bonds passed to relieve traffic; and if there are guarantees there will be no use of domestic well water beyond the half acres.

Amanda McComb testified about her concerns with the water and the slopes where the water swamps because the mosquitoes are bad, as well as concerns with the impact development is

having on EMS and schools. Her children attended the middle school and high school, but she pulled them out because there were 48 kids in one class in the middle school; she now homeschools her children. Development is continuing but she wants to know when are we going to take care of the children in the school district. The school buses are at capacity and sometimes children sit on the floor of the bus, which is appalling.

Richard Trudeau testified that at the P&Z Commission hearing he was primarily concerned with the water table, traffic, and the lot size. His well is down 14 feet since it was drilled in 2003, and at the time that's what he was focused on. When you have a poor school district it affects property values, and if they do remedy the problem with new schools then he pays the taxes. He questioned why Middleton is having a school overcrowding issue when the Nampa school district is closing schools for lack of enrollment. He believes the Board of Commissioners has control over where development takes place.

Ted Todd testified that the school district is in trouble and is over capacity with no end in sight, and the paramedics and fire district are in trouble financially and levies have failed several times because people are not willing to support them because they think it will support further development. There is no room to support any growth without the infrastructure. The wastewater system in the city is going to need millions of dollars in upgrades but there is no funding for it. He is opposed to more development when the infrastructure is overtaxed. He said if you put concrete on the agricultural land it will slope to the environmentally sensitive Willow Creek which is where the stormwater runoff will end up and eventually in the Boise River.

Rebuttal testimony was given by Tracy Vance and Stephanie Hopkins.

Mr. Vance said he spoke with the Middleton School Superintendent about development and school bonds and he said there were unintended consequences with what came out of the planning commission where if bonds are opposed, they will restrict development, but opposing a bond is hamstringing a school forever so you cannot send a message to the community that we are going to deny something because of the school district because then the district will never be able to pass a bond. According to Mr. Vance, the superintendent has a plan to alleviate the overcrowding if the bond passes.

Ms. Hopkins said they would be amenable to including a provision in the CC&R's to limit use to the half-acre requirement. Drainage will be improved with development of the property because it's hilly and slopes down to the south, and with development they have to keep all drainage on their site and maintain it, and it will help replenish the aquifer as well. They will capture water with each lot being irrigated through an individual well whereas right now it's not being irrigated at all. There will not be any standing water because it will be maintained within the property. She said the school district previously had open enrollment, and they have brought in a lot of people from the Vallivue and Nampa school districts.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to close public testimony. Deliberation was as follows:

Commissioner Brooks is comfortable with the 2-acre lot size which will be a difference of 1-2 lots. He does not believe these lots are going to be attractive for families with kids, and assumes they will be more upscale. At some level he agrees with the argument that if we oppose the school bonds then we can stop development, that's a tactic people are doing, but at what point do we insert ourselves into that? Commissioner Van Beek said it's a beautiful area and there are assets in having those hillside slopes that help ensure privacy. She's met with the school district superintendent and has been involved with city council where Councilman Murray made the push to limit subdivisions, but there were already about 7,000 city entitlements. The posture of not supporting infrastructure comes directly from the taxpayer and voter, not the Board of Commissioners. This proposal is enclaved by surrounding subdivisions, and those parcels are not going to be hay or high dollar crop operations. There is a market to live in a rural area with custom-built homes and this fits that area. She agrees with staff's recommendation to exclude secondary residences. The property has no water rights and soil compatibility issues, and the request seems to make sense. Commissioner Brooks does not want to hold individual property owners hostage in something we have no control over as far as the schools and he said if we go down that path we would expose ourselves to liability. There has to be a limit to how much we hang our hat on that argument. Commissioner Holton prefers a lot size of 2.5 acres with no secondary residences. Commissioner Brooks said he is comfortable with that. Commissioner Holton said the school district wants the developer to provide an adequate bus stop spacing for school buses, but they did not address the citizens' concerns. Commissioner Van Beek said with growth comes the need for increased services, but that is beyond the Board's scope of control, that is voter-driven. Commissioner Holton said 8 acres on 20 lots is not much and the applicant seems reasonable in wanting to amend towards consideration of larger lots. The Board reviewed the eight criteria of the Canyon County Zoning Ordinance finding that the request is consistent with the area and compatible with surrounding land uses, and that prohibiting secondary residences will mitigate potential impacts. The impact of the project will be miniscule. Commissioner Brooks made a motion based upon the findings of fact, conclusions of law, and order, and the enumerated changes that were put on the record, to approve Case No. CR2022-0022, a conditional rezone of Parcels R37517 and R37519 from an "A" (Agricultural) Zone to a Conditional Rezone - Rural Residential Zone. And, to include staff's recommended conditions including a 2.5-acre parcel lot size and prohibiting secondary dwelling units. The motion was seconded by Commissioner Van Beek and carried unanimously. The Board will meet at a later date to review the FCO's and conditions. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 3:51 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 5, 2025

APPROVED CLAIMS

- The Board approved claims 613424 to 613465 in the amount of $204,396.22
- The Board approved claims 613818 to 613871 in the amount of $162,479.91

FILE IN MINUTES

The Board approved the minutes and synopses for September, October, and November 2024.

RECEIVE CANYON COUNTY BOARD OF COMMUNITY GUARDIANS 2024 ANNUAL REPORT

The Board met today at 1:32 p.m. to receive the Canyon County Board of Community Guardians 2024 annual report. Present were: Commissioners Leslie Van Beek and Brad Holton, Commissioner Zach Brooks joined at 1:38 p.m., Director of Indigent Services/BOCG Yvonne Baker, Case Managers Kellie George and Jenn Odom, Director of Constituent Services Aaron Williams, Communications Specialist Chad Thompson, Guardianship Monitor Janet Caufield, Board of Community Guardians members Jayne Josephsen, Bailey Wilson, and Mary Jo Campbell, COO Greg Rast, and Deputy Clerk Jenen Ross.

Commissioner Van Beek expressed her appreciation for the work done by the Board of Community Guardians.

Ms. Wilson, Ms. Josephsen and Ms. Campbell spoke about the work they do, why they do it and the challenges they face. They all concur the recruitment and retention are the biggest issues and feel that without the work done by county staff the program would fail to exist. Additionally, funding is also starting to become an issue.

At the request of Commissioner Van Beek, Ms. Caufield spoke about the work she does and how it interfaces with Board of Community Guardians.

Commissioner Holton expressed his thoughts about how he feels there are people out in the community who are willing to serve it's just a matter of continuing to look for them and getting the information out to the community.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

A copy of the PowerPoint referenced which provides pertinent statistics is on file with this day's minutes. The meeting concluded at 2:01 p.m. and an audio recording is on file in the Commissioners' Office.

CLERK'S YEAR-IN-REVIEW REPORT

The Board met today at 2:07 p.m. for the Clerk's year-in-review report. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Director of Court Operations Jesse Urresti, Sr. Systems Analyst Steve Onofrei, Director of Constituent Services Aaron Williams, Communications Specialist Chad Thompson, COO Greg Rast, TCA Benita Miller (arrived at 2:40 p.m.), Assistant TCA Chris Paulson (arrived at 2:40 p.m. and left at 2:56 p.m.), and Deputy Clerk Jenen Ross.

Clerk Hogaboam noted that several documents were provided to the Board for review; those documents include the amended 4th quarter report, operational budget history for FY2012-FY2024, projected potential health insurance impacts, and annual budget & fund balance for fiscal years 2019 thru 2024. All of these documents are on file with this day's minutes.

The final numbers for FY24 were $109,903,083 and the budget was $107,000,000 so the county realized 102.3% of what was budgeted as revenue with 91.8% of the expense line utilized.

Clerk Hogaboam briefly reviewed the operational history budget documents comparing budget years 2012 through 2024. In reviewing these numbers, he pointed out that there looks to be a slight trend toward higher utilization of the budget and that this trend is already being seen in the current fiscal year. He noted that in FY2022, several county expenses such as liability insurance, outside auditor, inmate services, POD 6 lease, Sheriff vehicles were paid from ARPA which otherwise would have been a $4M+ cost to the county. In FY2024, the POD 6 lease of $1.4M was paid from ARPA and the county claimed an additional $1.6M in revenue for capital foregone use. He spoke about how budgets shouldn't become dependent on ARPA monies as it isn't a recurring revenue source. Additionally, he noted that based on quarter 1, there may be a modest increase in state shared revenue above what was budgeted.

A brief review of the fund balance report was given.

In regard to the health trust, Clerk Hogaboam said they are bracing for some kind of appropriation and how that will be paid out. The spreadsheet provided outlines FTE count per fund, the fund balance on 10/31/24, potential of $2M, $2.5M, or $3M influx, FY25 fund balance burn, and what the budgets would look like with each of the potential infusions to the health trust.

Clerk Hogaboam said that the refund to Idaho Power can be recovered in a judgment levy in FY26 if the Board so chooses, however, for cashflow purposes, right now the county is short that money for the immediate time-being.

Clerk Hogaboam stated that in looking toward the future there are needs that are mounting – the remaining ARPA projects will likely exceed the fund balance so it is still to be determined where that funding will come from. $1.9M in maintenance costs were built into the operational budgets

for Pod 6 but there has been an operational change there so that is a budgeted amount that has not been expended.

Based on the situation with health trust, Clerk Hogaboam said they will await direction from the Board in regard to infusing funds.

A discussion ensued about the positions that were approved in the FY25 budget. Commissioner Holton said his recollection is that those positions were not held as a budget savings, they were held back because of the unknown world we'd be living in. Mr. Rast provided a recap of the positions that were approved in FY25 - 13.5 positions were approved, 1.5 have been filled with 11 remaining. Most of the positions are several months out from being filled accounting for the recruiting and hiring process so there will be some additional savings with that. Mr. Rast asked at what point the Board would like to give the greenlight to start recruiting or to continue holding the positions. Commissioner Holton would like to see this done as an agendized meeting for an official decision. Commissioner Brooks feels these positions were approved as part of the budget process so the step of making an official decision has already been done. Commissioner Van Beek said she is more inline with Commissioner Brooks and that it was also her understanding that the positions were held as a cost savings. The Board provided the verbal authorization to move forward with creating PCNs for the approved positions but Commissioner Holton said there would be an agendized meeting next week to provide official authorization. Commissioners Van Beek and Brooks feel the positions have been approved and an additional meeting is unnecessary.

Commissioner Van Beek made a motion to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 3:05 p.m. and an audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION REGARDING PERSONNEL MATTER PURSUANT TO IDAHO CODE, SECTION 74-206 (1)(A)AND(D) - CANDIDATE EVALUATION FOR DEPUTY CHIEF INFORMATION OFFICER POSITION AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 3:30 p.m. pursuant to Idaho Code, Section 74-206(1) (a) and (d) for a candidate evaluation for the Deputy Chief Information Officer position, and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Chief Deputy Sheriff Doug Hart, HR Director Marty Danner, Deputy PA Ben Cramer, Chief Civil Deputy PA Aaron Bazzoli, IT Business Manager Caiti Pendell, and the Deputy CIO candidate. The Executive Session concluded at 4:35 p.m. with no decision being called for in open session.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 6, 2025

APPROVED CLAIMS

- The Board approved claims 613328 to 613355 in the amount of $21,801.62
- The Board approved claim 613872 in the amount of $666.90

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved an employee status change form for:

- Gino Furiani, Lead Shop Technician – promotion to vacant PCN

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

The Board met today at 9:30 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks
Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Ben Cramer, Deputy P.A. Zach Wesley, Clerk Rick Hogaboam (left at 9:45 a.m.), Controller Kyle Wilmot (left at 9:45 a.m.), Auditing Supervisor Sarah Winslow (left at 9:45 a.m.), HR Director Marty Danner (left at 9:44 a.m.), CCSO Sr. Finance Specialist Bree Ann Kilbourne (left at 9:44 a.m.), CCSO Financial Manager David Ivers (left at 9:44 a.m.), Cpt. Harold Patchett (left at 9:44 a.m.), Elections Supervisor Haley Hicks (left at 9:39 a.m.), IT Business Manager Caiti Pendell (left at 9:46 a.m.), COO Greg Rast, Facilities Director Rick Britton (arrived at 9:32 a.m.), Interim DSD Director Jay Gibbons, Associate Planner Emily Bunn and Principal Planner Dan Lister (arrived at 9:37 a.m.), and Deputy Clerk Jenen Ross.

Commissioner Holton spoke to the confusion that happened during the Clerk's meeting yesterday regarding new positions. He read a memo prepared by COO Rast into the record. Commissioner Holton stated that these are not new positions being considered as of February, these were positions approved as part of the FY25 budget.

The action items were considered as follows:

Consider signing Notice of Intent to Award Contract for the HRIS and/or Payroll System: Mr. Wesley requested this action item be postponed. HR and Audit has narrowed the submissions down to three (3) companies from which they'd like to see software demonstrations. They anticipate being back before the Board within a month to make a recommendation on a new company or continuing with the system already in place.

Consider ballot for appointment of Washington County Commissioner Jim Harberd to the SWDH Board of Health: Commissioner Brooks said this is the usual process to appoint a new commissioner

to the SWDH Board of Health. He's had the opportunity to speak with Commissioner Harberd and recommends confirming his appointment to the board. Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to sign the appointment of Washington County Commissioner Jim Harberd to the SWDH Board of Health.

Consider signing Resolution Authorizing the Acceptance of State Criminal Alien Assistance Program (SCAAP) Grant Funds: Mr. Cramer confirmed this has been reviewed by legal and is just the standard agreement and terms. The grant amount is $30,060 which is for the housing of undocumented criminal aliens after conviction during the reporting period of July 1, 2022 through June 30, 2023. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution authorizing the acceptance of State Criminal Alien Assistance Program (SCAAP) Grant Funds (resolution no. 25-019).

Consider signing Resolution Classifying Records of the Canyon County Clerk and Authorizing the Destruction of Certain Records: Ms. Hicks explained they would like to destroy the unused ballots from the November 2024 election. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution classifying records of the Canyon County Clerk and authorizing the destruction of certain records (resolution no. 25-020).

Consider signing Financial Software Agreement: Controller Wilmot explained that the current software being used will likely be end-of-life and unsupported within the next 5-years. This agreement will allow use of the same company but will be will be cloud-based and provide additional reporting features. There is an increased cost for the upgraded version. They are hoping for implementation in the late summer/early fall. A read-only platform can be set up for the Board and training can be available once audit is experienced in using the system. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the financial software agreement with Blackbaud (agreement no. 25-013).

Consider signing Business Services Agreement with Sparklight: Mr. Rast explained this is in cooperation between the Sheriff's Office and Information Technology. With the Sheriff's Office now being an affiliate with Internet Crimes Against Children this is a designated internet link for investigative purposes and should be reimbursed by the state. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the business services agreement with Sparklight (agreement no. 25-012).

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 9:46 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session.

The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Ben Cramer (left at 10:49 a.m.), Deputy P.A. Zach Wesley, COO Greg Rast, Facilities Director Rick Britton (left at 9:54 a.m.), Interim DSD Director Jay Gibbons, Associate Planner Emily Bunn and Principal Planner Dan Lister (DSD staff left at 10:39 a.m.). The Executive Session concluded at 10:56 a.m. with no decision being called for in open session.

The meeting concluded at 10:57 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 11:03 a.m. for a DSD general business meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Interim DSD Director Jay Gibbons, Principal Planner Dan Lister, COO Greg Rast, and Deputy Clerk Jenen Ross.

Director Gibbons updated the Board on the following:

- Regarding the AOI review process that is required by law to accomplish this year with all the cities, DSD met with legal last week to review the law and explain specifically what needs to be addressed. They will now reach out to all the communities and hopefully have a joint meeting to review all the information necessary, what the county will be looking for, and what the requirements will be. It's anticipated that some cities will have the information readily available while others may need some time to collect the information. Mr. Lister provided a review of what this law is requiring and guidelines to be followed. The Board expressed their concerns about the affect this will have on smaller communities. Mr. Lister said that the county has the final say in the end but that the county really wants to work with the cities to ensure the best path for everyone.

- At the request of Director Gibbons, the Board gave direction to plan a lunchtime joint meeting between the Board, P&Z and the hearing examiner.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 11:39 a.m. and an audio recording is on file in the Commissioners' Office.

CONTINUATION OF PUBLIC HEARING: APPEAL BY MATT WILKE, REPRESENTING RICHARD AND LORNA PENNER, REGARDING THE DENIAL OF AD2024-0001 FOR NON-VIABLE LAND DIVISIONS OF PARCEL R37792, CASE NO. AD2024-0001-APL

The Board met today at 1:34 p.m. for a continuation of the public hearing regarding the appeal by Matt Wilke, representing Richard and Lorna Penner, regarding the denial of AD2024-0001 for nonviable land divisions of Parcel R37792, Case No. AD2024-0001-APL. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Principal Planner Dan Lister, DSD Planner Emily Bunn, Interim DSD Director Jay Gibbons, Chief Civil Deputy PA Aaron Bazzoli, Connielou Aebischer, Todd Lakey, David Delihant, Matt Wilke, Richard Penner, Andrew Rule, Jerry Payne, Joni Rule, Alan Mills, Keri Smith, Kris Crookham, Dean Shafer, other interested citizens, and Deputy Clerk Monica Reeves.

Today's hearing was continued from January 8, 2025 for exhibits to be included from Canyon County's contract surveyors on their determination on how many original parcels Parcel R37792 contains, to allow the public to submit written materials related to the original parcel discussion until January 30, 2025, and to reopen testimony to discuss the original parcel determination. DSD Associate Planner Emily Bunn gave a brief summary of the recent case history and an overview of materials received, ordinance considerations and decision options as related to the nonviable land division appeal.

Connielou Aebischer testified about her background which includes experience as a planner in DSD and said one of the key issues with the argument based on the County policy is the aliquot parts alone do not establish separate parcels. The Penners attorney and agent argue that the two aliquot parts in the deed should count as separate parcels, but the flaw in that thinking is that the County's policy is aliquot parts are not enough. In her experience, staff were taught that each parcel must be described independently which includes section, township and range. It is a way of defining property, dividing it into equal parts, but it's not legally dividing it as a separate parcel, it's just dividing it so you can understand where it is. The deed is structured as one legal description, not two. The deed lists two land portions in a single continuous description separated only by commas, furthermore the deed also explicitly states the area described contains 120 acres which implies a single parcel of land. County Policy Interpretation Procedures - 4.17, dated 6/28/02, outlines that you have to be able to explain that piece separate from the other to be able to say it's two parcels rather than one.

Todd Lakey testified that the deed clearly describes two separate and distinct aliquot parcels. The best of their argument is you have two parcels that are really one, but you can take those two parcels, and they are independent. Take one off and the other still exists. He said Matt Wilke's reference in his letter to federal survey manuals are instructive since the initial legal description was generated as part of a federal land description. The County received an email from Anna Canning, a planner who mentioned several points in attempting to describe the intent of the grantor in the deed as if intent were relevant. The email recognizes two separate callouts and argues that contiguous parcels demonstrate the intent that it's one parcel, that's contrary to a subdivision lot and block approach if we are focusing on intent, but the analysis attempts to describe intent as if it's relevant. The Idaho Statute of Frauds requires that there be an exact description and the case law specifically, David and Marvel Benton Trust, states "*Whether a description is such that the property can be exactly identified is an objective determination made*

by the court. This objective determination is not affected by the understanding or the intention of the contracting parties at the time they drafted the property description. Such considerations are irrelevant." The intent is not relevant - you look specifically at the description. At the time the stated policy of the County was that in regard to parcel inquiries the policy was this information is valid only at the time of the inquiry, and may change when the subject property, ordinances, policies change, then information becomes certain and not subject to change when DSD accepts an application and fees are paid. There was an application submitted on this parcel after that determination was made, there was no change in the policy, property, or ordinance; therefore, the subsequent determination appears to be contrary to that policy.

David Delihant complimented staff on the thoroughness of their position and said he agrees with the contracted surveyors because when they reviewed the deed they followed the longstanding interpretations that a single description without resetting section, township, and range means one parcel not two. The Penners' land was a single 120-acre original parcel, and it aligns with the memo from June of 2002. He is concern is if we start going down a path of lenient interpretation it would contradict what's been established over time.

Matt Wilke testified that the contract surveyors are from Ada County and had problems with their interpretation and did not bring up the fact that an aliquot part is clearly defined as a legal subdivision in the US code. Aliquot part means legal subdivision; the parcel was originally public land that was created by an aliquot part for a legally recognized subdivision within a section of land due to the public land survey system. The property was originally surveyed in 1907 and resurveyed in 1937, they were 40-acre aliquot part descriptions and when this brought forward in 1961 to be deeded from the government to the Andersons it was deeded as a south half of an 80, and that ¼ ¼ section, which is 40 acres. That's a legal subdivision. An aliquot part refers to a legal subdivision of a section of land typically divided in halves or quarters within the public land survey system, essentially meaning a precise fractional portion of a larger section of land that could be legally described and conveyed as a separate parcel. Being under one ownership does not change the fact that the current owner has two parcels. County code states that a parcel is a tract of land described in aliquot parts which coincides with U.S. Code, and contiguous land is two parcels of land having a common boundary line and Canyon County Code definition of a parcel is a tract of land described by aliquot parts.

Kris Crookham testified that farmers need to plan for their future, and she urged the Board to stand with longstanding policy to help them plan for their future. Dismantling longstanding policy will just make it more difficult for farmers to continue to operate.

Alan Mills testified that we have had precedent over the years, it's just recently that we have a new interpretation. Why do we treat aliquot parts differently than we do government lots, chains and rods, metes and bounds, and platted lots? We are inconsistent if we treat them differently. They have been treated the way we are describing them for many years. It's been treated differently with different leadership, but most of the time it has been considered separate. The ordinance calls for 70-foot setbacks on quarter section lines so if it's only one parcel how do you describe and say that there is no line there. They have defined the quarter section line and have

identified those lines exist. He is working with three farm families that are trying to locate their kids and grandkids on their property and if this new determination stands it will make life nearly impossible for them to stay together and go through multi-generations.

Keri Smith began her testimony with a procedural issue and stated she notified staff on January 30, 2025, that the website had not been updated, and no one had been notified unless they had attended the hearing that the deadline to submit late exhibits had been extended. When she listened to the audio of the hearing she learned it had been extended, but the deadline had already passed. She emailed staff on the day of the deadline, but they did not respond. Procedurally, the Board opened it up, and Ms. Aebischer had an exhibit, and Ms. Smith had also emailed those items after the fact because they did not know that the Board was accepting them. Commissioner Holton said the public was invited to the hearing and the criteria had been stated at the hearing and the advertisement needs were met. Today's hearing is a continuation of that hearing, and the Board discussed what they would like to do, and staff followed that. Ms. Smith said the website was not updated so it was not followed, and the staff's policy did not include the extension. She referred to the Idaho Land Use Planning Act, specifically for the subdivision ordinance, 67-6513. Each governing Board shall, by ordinance, adopt a subdivision ordinance. In CCZO 07-02-03, definitions include subdivisions, parcels, original parcels. Ms. Aebischer has 9 years of experience, and Ms. Smith was the County's zoning administrator for a very long time and worked on drafting ordinances. This is not a new determination, this determination of what a parcel is and how they are described is very old. Staff has provided an analysis that you have to have two full legal descriptions and if they had to follow federal manuals, the surveyors' definitions, it would create mayhem for staff. Staff have never followed someone else's definitions. Staff has done an incredible job in trying to describe what these descriptions are. One of the biggest arguments in this case, if you decide to make an interpretation today that there are two parcels that takes 25+ years of an interpretation, and it changes it and it will open Pandora's box and we will have no idea what that impact could look like for staff if you take this interpretation change. The surveyors' responses did not define a subdivision as part of what they doing and Mr. Wilke's point was trying to describe via aliquot parts was a subdivision, and what the definition of subdivision is. The definition of subdivision: it's the division of land into more than four parcels, and there are expectations.

Commissioner Brooks said he asked Dean Schaefer from Pioneer Title Company to attend today's hearing. He has known Mr. Schaefer for 30 years and he provided a packet of information to him for review and asked if he would be willing to testify. Commissioner Holton said he has met with Mr. Schaefer in the past about the County's definition of original parcel, and he found him to be nonprejudicial and knowledgeable. Commissioners Holton and Van Beek are in favor of having Mr. Schaefer testify. Questions were posed to Mr. Schaefer as follows:

Commissioner Brooks asked what he thought of the information he was provided. Dean Schaefer said the concern he sees is a conflict in the way things are described when talking about divisions of parcels of land. If you talk about a platted subdivision, you can describe many parcels in one deed and all those parcels can potentially have a building permit. In this case, you have described 120 acres and there are potentially three parcels in this 120-acre description. There is the south

half of the northeast quarter which is the SW of the NE quarter and the SE of the NE quarter and there this also the NW of the SE quarter. Even though the south half of the northeast quarter is one description it actually describes what seem to be, based on other evidence in this information, but he has not analyzed the ordinances, he just looked at the packet and it describes two parcels, two aliquot parts because the aliquot parts are defined as being a ¼ of a mile by a ¼ of mile. That describes two ¼ of a mile, by ¼ of a mile parts so effectively this description may contain three actual parcels that are original parcels if you apply the same concept you would to a lot and a block in a subdivision. Regarding the information he heard today, there is a little bit of conflict in that process as he has seen over time in the County's definition of a parcel, and it specifically involves government lots. When Keri Smith talked about describing a complete parcel and how many parcels are in there that basically is one parcel under previous decisions that he's been a party to in understanding a government lot. Based on what he's seen in the past by the County, government lots 1 and 2 each are entitled to a split even though it is a description that is included in whole with the other and contiguous parcels. It is his belief that this description includes three split-able parcels. Following his testimony, Mr. Schaefer responded to questions from the Board.

Rebuttal testimony was offered by Matt Wilke. He said he has never spoken to Ms. Smith about this issue. He said on October 27, 2022, with conditional rezone Case No. 2021-0008, she asked his client if he would be opposed to applying in a nonviable farm ground ordinance because it was not an option when they originally applied. This would allow them eight lots on the entire property and give them lots that are comparable to the average lot sizes in the area. You cannot get eight lots without having two parcels, so Ms. Smith in her testimony from 2022 had stated that there was potential for eight parcels remaining, and these were two original parcels. Also, the most important part in context of U.S. code aliquot parts - a parcel refers to a specific defined piece of land within a larger tract often described using fractional parts like quarter section of half section of sections. A tract is a broader term for larger area land which can encompass multiple parcels. The Cannings stated this was a tract, meaning it was one parcel but that's wrong, it's not what the definition of tract is. A key pointe to remember is a parcel is a single distinct piece of property with precise boundaries often described using aliquot parts the like the NW ¼ of the SE ¼ to pinpoint its location within a section. A tract is a larger area of land that can include multiple parcels usually identified by section, township, and range without necessarily specifying an exact aliquot part within each section. It is impossible to define the entirety of this property with one aliquot parts description because it's in two separate quarter sections. The two parcels are sitting in two separate quarter sections so you cannot define that as one aliquot part. Mr. Wilke referred to what he said were incorrect callouts in the Cannings' email. Commissioner Holton asked him to explain his rationale why they are not two deeds. Mr. Wilke said they could sell these two parcels separately with the current legal description. It says township 5 north, range 3 west, section 10. The south half of the northeast ¼ describes 80 acres. They could sell the 80-acre section as the south half of the NE ¼, and they could also sell the NW ¼ of the SE ¼ to a separate buyer just on that definition alone. Just because it's contained on one tax parcel does not mean it isn't comprised of two separate parcels. The comma (,) is denoting two distinct individual parcels. Because of the original parcel definition prior to 1979, the deed was described as just the 80 and a 40 on this property, it was not defined as three separate 40-acre parcels.

In response to Commissioner Brooks' question, Planner Lister said we would also be looking at whatever is available closest to the date of September 6, 1979. The patent showed 1910, but we are not looking at that date, we are looking at whatever is closest to 9/6/79. Those could have changed over the years, and the patents have changed to the deeds. The definition of original parcel does not say how did it look on deed, it says what did it look like at that time. It could be deed or by Assessor's records, or ownership records. Through our history of review and in all the interpretations, the deed only came up in 2022 when they had an interpretation of how to read those deeds, and that stayed with DSD until 2023 when we made a new interpretation that we are just going to be looking at the deed. There has been a change in interpretation, but not in code. What is before the Board today is the discussion about the parcel inquiry that was done and which one we're going to use either the one that shows it as one parcel, or the one that said two original parcels, but to make an interpretation on something that has been interpreted a certain way for many years he believes that is a longer discussion and probably not one to be decided as part of this nonviable case.

Commissioner Holton wants to continue the hearing to a later date to allow for an interpretation from legal counsel clarifying what our definitions are pertaining to the issues within this application. His concern is to treat everyone the same off of the existing ordinance and we base how we are going to go forward and what we're going to decided off of what our definitions are and what the ordinance directs us to do. Commissioner Van Beek agrees, and said she does not have any information to make a decision today without further consultation. Commissioner Brooks also agrees and said we have multiple conflicts because of the vagueness of the code, and the code should not be such that it allows for different interpretations based upon who is in office or who is hired to run DSD. It may have been done a certain a way for a really long time, but that doesn't necessarily mean it was being done correctly at that time. He cannot make a determination at this point if it was being done correctly. He agrees with the direction Commissioner Holton is headed. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to close public testimony. Commissioner Holton made a motion to refer this to the PA's Civil Division and have them work with DSD staff and make a basis of both definitions and ordinance, and provide their opinions in how that may directly be applied to this application with all of the information received to date. The motion was seconded by Commissioner Van Beek and carried unanimously. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to continue the hearing to February 20, 2025 at 3:30 p.m., so that legal can provide an opinion and staff can provide an update on definitions and ordinance applicability to this specific application in consideration to the testimony received. The public testimony portion of the hearing is closed. The hearing concluded at 2:37 p.m. An audio recording is on file in the Commissioners' Office.

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

The Board met today at 4:04 p.m. for a meeting with the Director of Human Resources to discuss general issues, set policy, and give direction. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, HR Director Marty Danner, COO Greg Rast, and Deputy Clerk Monica Reeves. Topics of discussion were as follows:

- Dr. Jeremy Graves from BSU will conduct a 6-month leadership academy for County employees starting in March and will be geared to align with the TRUST motto. There will be a $6,000 fee covered by the HR Department, and there will be an additional fee of $150 to take the DiSC assessment the cost of which will be paid by elected officials and department administrators who want to send supervisors and managers to the training. Director Danner would like to charge $300 ($150 for the assessment and an additional $150) to help offset the cost of Dr. Graves' fee, and she would like the academy to be held twice a year with the potential to offer it to outside people for a fee. Director Danner said the climate checks have shown that this is what our teams are missing, and so she will provide information to elected officials and directors to see if they have employees they want to attend. The Board is in favor of the leadership training.

- Director Danner has been working with the Prosecutor's Office the last two weeks so some of her priority items have fallen off, but HR has resumed work on their task list.

- HR will schedule a workshop with PA Civil to review updates to the personnel manual, and then it will be brought to the Board for review.

Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 4:17 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 7, 2025

APPROVED PURCHASE ORDER

The Board approved the following purchase order:

- Troy Products in the amount of $39,436.00 for the Fleet Department (PO #6181)

APPROVED FEBRUARY 7, 2025 PAYROLL

- The Board approved the February 7, 2025 payroll in the amount of $2,350,444.93

APPROVED CLAIMS

- The Board approved claims 613585 to 613624 in the amount of $64,285.44

- The Board approved claims 613680 to 613736 in the amount of $64,074.11
- The Board approved claims 613625 to 613679 in the amount of $309,568.22
- The Board approved claims 613576 to 613584 in the amount of $6,059.77
- The Board approved claims 613777 to 613817 in the amount of $271,849.56

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Elizabeth Costa, Customer Service Specialist - Assessor's Reappraisal Dept. (New Hire)
- Gerreson Spencer, Deputy Sheriff - Patrol (Transfer)
- Cory Ray Kondeff, Deputy Sheriff - Patrol (Transfer)
- William Kinghorn, Corporal - Inmate Control (Promotion)
- Garret Ray Prochaska, Deputy Sheriff - Inmate Control (New Hire)
- Muamer Hasanovic, Deputy Sheriff - Inmate Control (New Hire)

DETENTION CENTER INSPECTION CONDUCTED

The Board conducted a quarterly inspection of the detention center. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, COO Greg Rast, and Captain Harold Patchett. The Board evidenced proper care and security and the inmates' welfare throughout the facility. General grievances were filed and have been processed in accordance with standard procedures. A copy of the completed tour/inspection form is on file with this day's minute entry.

MEETING TO CONSIDER MATTERS RELATED TO INDIGENT SERVICES

The Board met today at 10:36 a.m. to consider matters related to Indigent Services. Present were: Commissioners Leslie Van Beek and Brad Holton, Director of Indigent Services Yvonne Baker, Case Manager Kellie George, and Deputy Clerk Jenen Ross.

Case no. 2020-453: The Board recently accepted a reduced final amount in order to receive a lump sum payment. The debt has now been satisfied and Indigent Services is requesting a release of lien. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the release of lien.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:39 a.m. and an audio recording is available in the Commissioners' Office.

IT TRAINING ON FINANCIAL WORKFLOW APPLICATION

The Board met today with employees from the Auditor's Office and the IT Department for training on the Financial Workflow application. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, IT Programmer Analyst II Ryan Cronrath, other IT employees, and Deputy Clerk Monica Reeves. The new application is designed to allow purchase orders and claims to be filled out and submitted electronically which will increase efficiency and accuracy as well as create a standard process across the County. The new program will go into effect on March 17, 2025. No Board action was required or taken as part of today's meeting. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 2:15 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 10, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- ERS, Inc., in the amount of $16,858.40 for the Fleet Department (PO #6228)
- Federal Signal in the amount of $82,021.56 for the Fleet Department (PO #6180)
- Tischler Bise/Galena Consultants in the amount of $8,772.00 for the Constituent Services Department (PO #6267)

ATTEND GRAND OPENING OF NEW ELECTIONS BUILDING

The Board attended the grand opening of the new Canyon County Elections Building today at 2:00 p.m. The new building is located at 5801-B Graye Lane in Caldwell.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 11, 2025

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

The Board met today at 9:30 a.m. for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Prosecutor Chris Boyd (joined at 9:53 a.m.), Deputy P.A. Zach Wesley, Treasurer Jennifer Watters (left at 9:45 a.m.), Controller Kyle Wilmot (left at 9:45 a.m.), COO Greg Rast, Facilities Director Rick Britton (arrived at 9:36 a.m. and left at 9:38 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider signing Resolution Amending Resolution No. 24-220 to Refund and/or Credit Property Taxes with Judicial Interest to Idaho Power Company and Avista Electric Company: Treasurer Watters explained this is to update the previous resolution with final numbers. $453,939.52 will be applied toward 2024 second half taxes and a credit of $278,079.63 will be applied toward the 2025 taxes. This is a difference of about $72.00 as reported on resolution no. 24-220. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution amending resolution no. 24-220 to refund and/or credit property taxes with judicial interest to Idaho Power Company and Avista Electric Company (resolution no. 25-021).

Consider the Treasurer's tax charge adjustments by PIN for January 2025: A large majority of the adjustments were due to the Idaho Power adjustments; there were also several homeowner exemptions. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Treasurer's tax charge adjustments by PIN for January 2025.

COO Rast said he has the Builders Risk Insurance policy proposal from The Hartwell Corp. that is being requested by Okland. Mr. Wesley feels this is a matter that is contemplated in the master agreement with the builder, that the county provide this insurance coverage, so he thinks it's just a matter that is related to an already agendized and contemplated matter of business; it is just administrative and the Board can provide authorization to Mr. Rast to sign off or sign it themselves. COO Rast said he will get a PO created thru Facilities to be run thru as a ministerial item. The Board is supportive of this action.

Commissioner Brooks spoke about HB106, he said it is attempting to change the advisory Fair Board statute and asked for legal to review. Canyon and Ada counties will be grandfathered in so the advisory board will not need to be reinstated. Commissioner Brooks believes this is a bill aimed at Kootenai County. Ada County Commissioner Rod Beck is not in favor of this moving forward and is interested in possibly a joint letter or two separate letters from each county expressing opposition. Zach Wesley said he would review and provide a draft letter for the Board to review.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:45 a.m. pursuant to Idaho Code, Section 74-206(1) (d), (f) and (i) regarding records exempt from public disclosure, to communicate with legal counsel regarding pending/imminently likely litigation and to communicate with risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Deputy P.A. Zach Wesley, and COO Greg Rast. Prosecutor Chris Boyd joined at

9:53 a.m. The Executive Session concluded at 10:13 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.

MONTHLY MEETING WITH THE ADMINISTRATIVE DISTRICT JUDGE AND THE TRIAL COURT ADMINISTRATOR

The Board met today at 10:34 a.m. for a monthly meeting with the Administrative District Judge and the Trial Court Administrator. Present were: Commissioners Leslie Van Beek and Brad Holton, Commissioner Zach Brooks arrived at 10:36 a.m., Judge Thomas Whitney, Assistant TCA Chris Paulsen, COO Greg Rast, and Deputy Clerk Jenen Ross. The following were discussed with the Board:

- Judge Whitney feels Clerk Hogaboam and Mr. Urresti are doing a great job of working with the court system of making things run smoothly. There was an issue with filing fees and it was handled well.
- Judge parking was displaced due to the new Sheriff building and Director Britton did a great job or finding alternate parking for the judges.
- Recently a bookcase fell on a judge but facilities dealt with the issue and it was resolved quickly; additionally, all the other judge bookshelves were checked and/or fixed quickly.
- The remodel of courtroom 315 is going well.
- Mr. Rast let everyone know that budget discussions may start sooner than May this year.

The meeting concluded at 10:40 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY TRADITION CAPITAL PARTNERS FOR APPROVAL OF A PRELIMINARY PLAT FOR FALCON RIM SUBDIVISION, CASE NO. SD2022-0047

The Board met today at 1:31 p.m. to conduct a public hearing in the matter of a request by Tradition Capital Partners, represented by KM Engineering, LLP, for approval of a preliminary plat for Falcon Rim Subdivision, Case No. SD2022-0047. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Principal Planner Dan Lister, DSD Planner Supervisor Carl Anderson, Interim DSD Director Jay Gibbons, Stephanie Hopkins, Tyler Hess, Spencer Kofoed, other interested citizens, and Deputy Clerk Monica Reeves.

Stephanie Hopkins, with KM Engineering, offered testimony on behalf of Tradition Capital Partners. The property consists of approximately 37 acres located near Duff Lane and Galloway Road and they are proposing access to Duff Lane in alignment with the Thoroughbred Estates Subdivision to the east. The rezone was approved in 2021 to the R-1 zone and there are 26 buildable lots and 2 common lots. They will avoid any slopes larger than 15%; there are some hilly areas and there is a little bit of floodplain in the southeast corner so they will avoid those areas.

They are proposing individual wells and septics, and pressurized irrigation will be provided by Black Canyon Irrigation District via a pump station that will be within Lot 3, Block 1 and will be maintained by the homeowners association. Roads will be public and have been designed to comply with Highway District No. 4 requirements. They will dedicate some right-of-way along Duff Lane to the highway district. Following her testimony, the Board had questions for staff and Ms. Hopkins.

DSD Principal Planner Dan Lister gave the oral staff report. The property is located at 25683 Duff Lane in Middleton. The parcel was zoned to "CR-R-1" (Conditional Rezone -Single Family Residential) in 2021 which limited the development to 26 lots, required and ag disclosure be added to the development, landscaping commensurate with the Thoroughbred Estates frontage, and also served by pressurized irrigation. On November 21, 2024, the P&Z Commission recommended approval subject to 16 conditions. The development will be served by individual wells and septics. Staff has been in communication with the applicant about community systems and how they should be recommended for the project. They reached out to DEQ who said it's not required, and although they do recommend it the code does not require a community system. There was no condition at the rezone hearing to add a requirement for a community system so the developer believes it should be fine with individual wells and septics based on the findings made at that time; however, the Canyon County Code does allow the Board to add services if there is a nexus to it. Planner Lister reviewed the technical aspects of the plat and responded to questions from the Board. Irrigation will be served by Black Canyon Irrigation District and will be delivered to individual lots via the proposed pressurized system. The gravel access road is provided to the pump station which is a 20-foot wide easement. The HOA or underlying property owner is responsible for maintaining any and all amenities, lawns, sprinklers, sidewalks, pathways, etc., approved by the district to be within the public right-of-way. (This language comes from the plat provided by the applicant.) Commissioner Holton wants the HOA to be able to deal with somebody upstream rather than it fall on the property owner who happens to have the drain on their property. Planner Lister said there were agency concerns but the applicant was able to address them throughout the process and there are conditions related to some of those concerns. One comment was received from a neighbor who wants to make sure the landscaping matches what Thoroughbred Estates has. There was a review of the recommended conditions.

Tyler Hess testified that he is one of the developers working with the owners and the engineers, and they have met all requirements and addressed the concerns. They have done 10-12 developments in the area which are similar in size and they take pride in doing quality work. They have given the highway district the right-of-way needed for the turn lane and have widened the road. One of the reasons they bought this project is because it was approved for individual wells and septics. He believes more investigation needs to be done on the possibility of placing community wells in future developments, but for now he believes individual wells and septic is the best option. He spoke about the requirements of the health district, and the concerns that have been addressed in the CCR's. Following Mr. Hess' testimony, he responded to questions from the Board.

Spencer Kofoed testified that the development community has done research and hired water professionals to do studies, and it was found that 95% of the individual wells go back into the

groundwater through the septics. He had a community well system in Willow Tree Estates in Nampa and it was a disaster. It had trace amounts of arsenic where on an individual well it would have been fine, but because it served 15 homes it cost hundreds of thousands of dollars in cleanup costs with DEQ and the EPA. It has been so much better to have individual wells and individual accountability. A lot of research has been done on individual septics and the high nitrate septics are far better at cleaning up than a community septic. Regarding fire flow, they have worked with the fire district and if they have to put in fire sprinklers they will. All septics and wells are designed with a very robust NP study, and when they are installed the health district will make sure there are proper distances. The lots and landscaping will be similar to Thoroughbred Estates. The Kelly Family Revocable Living Trust was his partner on this project, but it's taken so long they had to exit because it took much longer than anyone thought it would. He would appreciate any help the Board can provide in trying to streamline the processes and improve timelines.

Stephanie Hopkins offered rebuttal comments by stating they are excited to start on the construction documents to build the project. In response to a question from Commissioner Holton, she said they have not had any recent discussion with the school district; they commented on the rezone application and there was a requirement that the developer provide a space for them to do a drop-off for the school bus, but nothing outside of that as far as capacity is concerned. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to close public testimony.

Commissioner Van Beek said Spencer Kofoed builds quality projects and she is in favor of approving the application as presented with the conditions and recommendations of the P&Z Commission. Commissioner Brooks said the applicant answered questions regarding spacing for wells and septics and fire flow, and he has no issues with the P&Z Commission's recommendations. Commissioner Holton agreed and said his concerns were answered, and the Board has not received any public comments or concerns that would lead him to a different conclusion. It is a well-planned project, and they are aware of the high nitrate area. He agrees with the P&Z Commission's findings and with staff's recommendation and the 16 individual conditions. Irrigation is the lifeblood to this area and we understand the fact that Black Canyon Irrigation District supplies it, but he wants it on the record that the developer is doing everything within their power to be amenable to the irrigation district's concerns and he wishes there was a better way for the Board to put that one condition in rather than what is stated, but at this point he doesn't know how else to do it. Principal Planner Lister said they will provide a final drainage plan with notes that staff will review prior to it coming to the Board for signature. Commissioner Holton hopes it goes well for them and they can reach an agreement with the highway district. He wants the motion to refer to staff's enumerated recommended conditions, and to reference the P&Z Commission's FCO's. In response to a question from Commissioner Brooks about the conditions the P&Z Commission reviewed, Principal Planner Lister said he put a strikethrough through Condition No. 4C because even though it was recommended by the P&Z Commission, it's a redundant condition because Condition No. 13 talks about how if there is any hillside development the applicant will have to come back with a hillside development plan. Commissioner Holton made a motion to approve Case No. SD2022-0047, and accept the FCO's of the P&Z Commission and amend their Condition No. 4 and delete Condition No. 4C. The motion was seconded by

Commissioner Van Beek and carried unanimously. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn the hearing at 2:34 p.m. The findings will be brought back at a later date. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 12, 2025

APPROVED CLAIMS

- The Board approved claims 613923 to 613963 in the amount of $91,246.11
- The Board approved claims 613873 to 613922 in the amount of $206,368.02

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved an employee status change form for:

- Nicole Blakeslee, Customer Service Specialist - Assessor's Reappraisal Dept. (New Hire)

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206 (1) (D) AND (F), RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

The Board met today at 1:32 p.m. to enter into an executive session. Commissioner Van Beek made a motion to enter into executive session pursuant to Idaho Code, section 74-206 (1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation.

Mr. Wesley explained this action item was added to the agenda with less than 24-hour notice so there will need to be a motion to amend the agenda in order for it to be added.

Commissioner Van Beek withdrew her previous motion. She made a subsequent motion to amend the agenda to include an emergency meeting as requested by legal staff and to enter into executive session pursuant to Idaho Code 74-204 (1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation.

Mr. Bazzoli clarified that Idaho Code 74-204 is the code for an emergency meeting and to be able to enter for good cause which needs to be articulated.

Commissioner Van Beek withdrew the secondary motion. She noted that the emergency executive session falls under Idaho Code 74-204, allowing for the agenda amendment. Executive session will

need to be entered under 74-206 (1) (d) and (f) regarding records exempt and to communicate with legal counsel. Commissioner Holton seconded. A roll call vote was taken by Commissioner Holton where he and Commissioner Van Beek voted in favor of entering into the executive session. The Board recessed into executive session at 1:34 p.m. Present were: Commissioners Leslie Van Beek and Brad Holton, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, COO Greg Rast, and Attorney Bruce Castleton. The executive session concluded at 2:58 p.m. with no decision being called for in open session.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 13, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change forms for:

- Brianna Krause, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Mark Masek, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Emily McMahon, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Anna Lowry, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Hilaire Goodnight, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Trasie Hogin, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)

APPROVED PURCHASE ORDERS

The Board approved the following purchase order:

- ECCO in the amount of $4,500 for the Sheriff's Office (PO #6205)
- The Hartwell Corporation in the amount of $40,771.00 for the Facilities Department (PO #6243)

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

The Board met today at 9:32 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Treasurer Jennifer Watters (left at 9:38 a.m.), Deputy Treasurer Tonya May (left at 9:38 a.m.), Cpt. Harold Patchett (left at 9:51 a.m.), Landfill Director David Loper (left at 9:51 a.m.), Controller Kyle Wilmot, COO Greg Rast, Other interested citizens (arrived at 9:45 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a Resolution Authorizing Transfer of Excess Sale Proceeds to Parties in Interest and to the State Treasurer: Treasurer Watters explained this resolution allows for any excess funds from the tax deed sale held in November 2024 to be dispersed. It was noted that an email was received at 6:57 a.m. this morning from Mr. Montemayor whose property was taken by tax deed, it was a general objection and requested that some of the money from the sale be distributed to his family. Mr. Wesley explained that the county commissioners don't have the discretion to make the determination of distribution. Funds are dispersed by priority as set in statute and there is no legal basis to honor the request. Mr. Wesley's advice is to proceed with the resolution and to send a letter to Mr. Montemayor explaining this situation. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution authorizing transfer of excess sales proceeds to parties in interest and to the state treasurer (resolution no. 25-022).

Consider a Resolution Authorizing Exchange of County Property Between the Solid Waste Enterprise Fund and Canyon County: Mr. Bazzoli said this has been in process for over a year. The Solid Waste Enterprise fund currently owns parcel 30227000 0 which is approximately 80 acres adjacent to the George Nourse Gun Range which is managed by the Parks Department. This resolution would transfer the parcel from the Solid Waste Enterprise Fund to the county in the amount of $80,000 which is the appraised value. The parcel would then be used for training by CCSO and possibly other are law enforcement agencies and potentially for the construction of a building for training. Additionally, this would also provide a law enforcement presence at the gun range. Cpt. Patchett spoke more about the vision CCSO has for this parcel and Director Loper spoke about how landfill staff is using the grading of the land as a training opportunity for some of the heavy equipment noting that fuel for the work is tracked and will be reimbursed by the Sheriff's Office. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution authorizing exchange of county property between the Solid Waste Enterprise Fund and Canyon County (resolution no. 25-023).

Consider a Memorandum of Understanding Between Canyon County Parks, Cultural and Natural Resources, Canyon County, and Canyon County Sheriff's Office: At this time the MOU has not yet been signed by all pertinent parties so this action item will be postponed to a later date. Commissioner Holton made a motion to defer the action item. The motion was seconded by Commissioner Van Beek and carried unanimously.

Consider an Ordinance Adopting Chapter 3, Article 21, Air Compression Brakes; and Consider Summary of Ordinance Adopting Chapter 3, Article 21, Air Compression Brakes: Commissioner Van Beek feels this action item needs some further discussion and would like to delay these action items. She does not recall any discussions surrounding this and is unsure of the origination. Mr. Bazzoli said that this was brought to legal by Commissioner Brooks. Commissioner Brooks explained that a former neighbor brought to his attention how he is regularly disturbed by the use of large tractor trailers on Riverside Rd. through a residential area and requested an ordinance similar to Ada County to prohibit this in the county. Commissioner Holton expressed his frustration with the use of air compression brakes just outside of Greenleaf city limits. Commissioner Van

Beek would like to see a public hearing scheduled to receive comments. Commission Holton said either he or Mr. Rast will coordinate with legal and the Director of Constituent Services to get this scheduled for a public hearing.

Other interested citizens arrived at 9:45 a.m. to offer comments regarding the resolution for excess funds that was approved prior to their arrival. Since this matter has already been addressed the Board suggested they may need to work with the Treasurer and requested Mr. Wesley will work with them off the record.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 10:03 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Controller Kyle Wilmot, and COO Greg Rast. The Executive Session concluded at 10:22 a.m. with no decision being called for in open session.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 10:23 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH CODE ENFORCEMENT STAFF REGARDING RELEASE OF CERTIFICATES OF NONCOMPLIANCE AND TO DISCUSS THE CONDITIONS OF PROPERTY LOCATED AT 20233 LINDA LANE IN CALDWELL

The Board met today at 2:04 p.m. for a meeting with DSD code enforcement staff. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Code Enforcement Supervisor Eric Arthur, Code Enforcement Officer Gary Westerfield, Senior Admin. Specialist Pam Dilbeck, and Deputy Clerk Monica Reeves. Code enforcement staff recommended the release of certificates of noncompliance for properties located at:

- 89 S. Dewey, Nampa
- 2100 W. Orchard, Nampa
- 4420 Farmway, Caldwell

- 17481 Upper Pleasant Ridge, Caldwell

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to release certificates of noncompliance for the properties located at 89 S. Dewey in Nampa, 2100 W. Orchard in Nampa, 4420 Farmway in Caldwell, and 17481 Upper Pleasant Ridge in Caldwell, as presented. The releases will be recorded.

There was discussion regarding conditions of property located at 20233 Linda Lane in Caldwell. Staff is looking for Board direction on what course of action it wants to take as it looks like the County will be spending a tremendous amount of money to try to correct the violations on the property. The State of Idaho has a $150,000 lien on the property for medical costs. It's in deplorable condition and is in a blighted neighborhood where most properties in the area have encroached onto highway district rights-of-way and there are squatters living in RV's. There are some pockets where improvements have been made to properties. Officer Arthur recommends fully abating the property when the weather permits, and he estimates it will cost $20,000. Commissioner Brooks wants to hear from the Prosecutor's Office if the County can condemn the property. Commissioner Holton is nervous about tearing down the house and spending $20,000 out of a $50,000 code enforcement budget so he would like to hear from the highway district, the health department and the Sheriff's Office. Commissioner Van Beek agrees. Officer Arthur said if we demolish the house there is a concern about asbestos, so we'll need an asbestos survey prior. The building official can discuss that aspect of it at the meeting with the agencies and discuss how that pertains to the demo permit. Staff will devise a plan, reach out to agencies and get a meeting date, and reconvene with the Board to let it know what the options are. Commissioner Holton made a motion to meet on a future date to explore this with the different entities that could be participatory in getting a solution. The motion was seconded by Commissioner Van Beek and carried unanimously. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 2:35 p.m. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS WORKSHOP

The Board met today at 2:43 p.m. for a DSD general business workshop. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Interim DSD Director Jay Gibbons, and Deputy Clerk Monica Reeves. The following topics were discussed:

Fee Schedule - He has been working with IT to get the fee schedule implemented into CAPS so they can start collecting fees. Because of the way they looked at the overall fee structure and with going to an a la carte system there are a number of new fee categories that have to be put into system and they have to coordinate account numbers with the Auditor for those monies to go and that will take a couple of weeks. An outdated exhibit that was attached to the building fees information will need to be corrected after he reviews the fees and verifies the process with Legal.

Spring 2025 Ordinance Cleanup Board Workshop, OR2025-0001 – Interim Director Gibbons said they have gone through Title 7 and are looking at striking *Hearing Officer* and replacing it with *Director* under the description of presiding party so throughout the rest of the code that speaks to applications by type going to either the Board, the P&Z Commission, the Hearing Examiner, or Director decision. Other cleanup includes updating definitions and working with Legal on private road and original parcel, and they expect public input/feedback on those items. At next week's meeting he will have a document the Board can scan and see all the references they are going to change. It will go before the P&Z Commission and then come back to the Board for adoption. He will look at other pieces of the code that need to be updated outside of just the comprehensive plan ordinances and he will come back and talk to the Board about a potential RFP for using budgeted consultant services funds to help with an implementation plan for the current comprehensive plan and make recommendations and the Board could prioritize what ordinances need to be updated in order to fully implement the current 2030 comprehensive plan. He will bring back the proposal at a later date.

Commissioner Van Beek said in the draft amendment to the APA bill they do not require comprehensive plan adjustments or zoning changes and so how do you work off a map that doesn't exist? Interim Director Gibbons believes the intent of that amendment is to define what kind of map they were working for, that it doesn't have to be a comp plan amendment, it would just be we prepare maps every day. It could be a living map that we provide as the public requested it, or we would post it on a website and then you update it outside of a hearing process. It would simply be shown and updated as the Board approved these properties for the agricultural protection areas by ordinance. It would simplify the process. The map would be maintained outside of the comprehensive plan. It supports the plan, but it doesn't have to be each time a property comes in. If we maintained the map outside of the comprehensive plan and it's a publicly available map on our website we can update it very simply in GIS. Commissioner Van Beek said one of the things she objected to with the passage of the comprehensive plan is that the plan and zoning designations were out of sync, so to have another map that somebody has to go through feels bureaucratic. Commissioner Brooks said this a Farm Bureau bill backed by some of our favorite people in the County to target this Board and after some discussions yesterday, he doesn't think that piece of legislation is going to see the light of day. He thinks it's a "hit job". Commissioner Holton agreed and said it's sad to live in a state where you can get legislative attention and time, and when we finally get to be a state that considers legislation and how that might impact all 44 counties it would be refreshing to have a legislature actually look at new legislation in that light. Commissioner Van Beek said Commissioner Brooks is heavily involved and understands the bill writing and political process and the Board is fortunate that he is involved and protecting the interests of Canyon County. Commissioner Holton asked Interim Director Gibbons for a bulleted plan for what we been talking today so we can keep ourselves accountable to what we have been taking about.

There was discussion regarding planned unit development (PUD) and whether it should be reinstated. Interim Director Gibbons said he has utilized a PUD process in other jurisdictions, and it sets up an opportunity to work with a development plan and get a much better, more interesting and well-developed plan by utilizing a PUD as opposed to strictly the black and white of the code.

You can utilize it to adjust setbacks and open space, or amenities or treatments or types of buildings and create a more vibrant fabric within a development application for a specific use. He is a proponent of it, and he would like to reimplement it. Commissioner Holton said the City of Greenleaf has used it and the difference between the capability of a PUD compared to a subdivision ordinance where you produce either cookie cutter subdivisions or developments that are nice. Commissioner Van Beek said it creates interest and a place for coffee shops, amenities, and things that tie the community together. Interim Director Gibbons said if you had a PUD ordinance and were able to fully utilize it you could end up with a development with natural resource elements that you could agree with that set the standard that any residences could be clustered and kept out of those areas. It would allow a lot more creativity. He will bring back a list of ordinances and let the Board prioritize them.

Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 3:06 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 14, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase order:

- Tischler Bise/Galena in the amount of $75,548.00 for the Constituent Services Dept. (PO #6268)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Isac Leshchinsky, Deputy Sheriff – new hire

CONSIDER CASUALTY LOSS APPLICATIONS

The Board met today at 10:03 a.m. to consider casualty loss applications. Present were: Commissioners Leslie Van Beek and Zach Brooks, Treasurer Jennifer Watters, Property Appraiser Supervisor Holly Hopkins, and Deputy Clerk Jenen Ross. The applications were considered as follows:

Treasurer Watters noted the reduced tax amount and Ms. Hopkins provided an explanation of how the amounts were calculated. Tax reduction calculations are based on structures alone; they do not account for any other property or land.

Gina Marez, PIN 23058010A0: This loss was from the microburst in June 2024 in which part of the roof was lost. The total tax reduction is $36.84. Upon the motion of Commissioner Van Beek and

second by Commissioner Brooks the Board voted unanimously to approve the application for cancellation.

Hill Family Trust, PIN 25081010A0: This loss was from the microburst in June 2024. The total tax reduction is $109.72. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the application for cancellation.

Kimberly MacKinnon, PIN 25677502: This loss was due to a fire. The total tax reduction is $317.91. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the application for cancellation.

The meeting concluded at 10:11 a.m. and an audio recording is on file in the Commissioners' Office.

ELECTED OFFICIALS' JOINT MEETING

The Board met today at 12:30 p.m. for a joint elected officials meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Coroner Jennifer Crawford, Clerk Rick Hogaboam, Treasurer Jennifer Watters, Prosecutor Chris Boyd (arrived at 12:42 p.m.), Sheriff Kieran Donahue (left at 1:39 p.m.), Chief Deputy Sheriff Doug Hart (left at 1:55 p.m.), Assessor Brian Stender, COO Greg Rast, and Deputy Clerk Jenen Ross. The following updates were given:

Commissioners

- Status updates on new positions: Board has given the go-ahead to fill the remaining positions approved in the FY25 budget. A resolution with the new PCNs is scheduled to be considered next week.
- Property at 13th and Chicago is being acquired by the county.
- Dr. Jeremy Graves will be providing leadership training.
- Mr. Rast gave an update on the policy and procedure handbook he's been working on.

Sheriff

- Pod 6 update - architectural drawings are back and Sheriff Donahue reviewed how the design meets their needs. This design contains 196 beds which would be encompassed within a super-structure. Chief Hart spoke about how the trailer jail structure was no long working and additional monies would need to be spent in order to get it to where they need it. Recently several members of the Sheriff's Office traveled to Georgia to evaluate a new concept of a warehouse/super-structure in which a vendor would be utilized to install high quality cells. Chief Hart said this concept represents a 50-60% cost reduction as compared to a brick and mortar building. Currently the Sheriff's Office has $1.9M budgeted with another $500,000 budgeted in Facilities for a female facility. Ideally, they would like to use funds already allocated in FY2025 to start working on the warehouse structure

portion and account for the final costs for outfitting the warehouse in the FY2026 budget. The drawings have been pushed to Okland and Beniton in hopes of getting an idea of costs. This is the first step in moving the jail to the Pond Lane property. Chief Hart spoke about how the need for a new jail is a crisis and is a serious problem. This new warehouse concept will allow for growth and is a facility that would last for many decades into the future. Based on a question from Commissioner Van Beek, Sheriff Donahue spoke to differences between this concept and the DLR study from 2019. *Although the drawings of the jail were discussed on the record, they were not provided for the minutes. Per Sheriff Donahue, they are not for public consumption.*

- Law enforcement updates with the new administration.
- CCSO staffing update.
- Sheriff Donahue spoke about his role and the efforts he's been a part of as president of the National Sheriff's Association.

Clerk:

- Budget overview: budget utilization rate is higher than last year and ahead of the 15-year average. He said the FY25 budget was constructed to burn more fund balance. He is concerned the budget is not trending in the right direction and provided a brief overview of ending fund balances in comparison to previous years.
- He expressed his deep concern for the health trust and how benefits will need to change in upcoming years.
- Overview of considerations that he'd like to see taken into account for the upcoming budget season.
- Potential tools for funding capital needs.

Prosecuting Attorney:

- Working to implement potential tracking system to track requests for legal opinions, contract reviews, etc.
- Transition to new administration and office structure.
- Brady committee has been set-up to review old cases.
- Mr. Boyd plans to present a 100-day status report to the Board in the coming month.

Coroner:

- Several coroner statute amendments are working their way through the legislature.
- In the next few months they will be moving to 12-hour shifts, meaning the office will be operating 24-hours which will give them better response times to calls and less compensation time build-up for employees.

Assessor:

- On par for 5-year cycle for reappraisal site visits – required to be at 60% and this year they are at 65%.

- Predicting a fairly normal BOE season.
- PTR season, average about 4000 applicants each year.
- Aerial flyover was completed in January.

Treasurer:

- Preparing to send out about 2700 occupancy sub-roll taxes based on new construction from last year.
- In the process of appointing a new chief deputy.

Commissioner Holton noted that a draft version of the upcoming budget schedule is available for anyone who would like one. Clerk Hogaboam suggested there may need to be some date adjustments due to prearranged time-off of his staff. Additionally, Clerk Hogaboam suggested that maybe budget discussions should start with the fiscal impact of the health trust and work backwards from that.

At 2:02 p.m. there was Board consensus to adjourn the meeting. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 18, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Olivia R. Rodriguez, Deputy Coroner – new hire
- Hailey C. McAdams, Deputy Coroner – new hire

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

The Board met today at 9:30 a.m. with County attorneys for a legal staff update and to consider action items. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Trenton McRae, Deputy PA Ben Cramer, Deputy PA Zach Wesley, Landfill Director David Loper, Clerk Rick Hogaboam, Recording Supervisor Emily Howell, Elections Supervisor Haley Hicks, Controller Kyle Wilmot, Parks Director Nicki Schwend, Parks Program Manager Dylon Starry, HR Director Marty Danner, Constituent Services Director Aaron Williams, and Deputy Clerk Monica Reeves. The following action items were considered:

Action Item: Consider signing a legal notice regarding the submittal of the Final Design Report by Canyon County for the Pickles Butte Sanitary Landfill Lateral Expansion Project - Director Loper has submitted the final design to DEQ and they have 56 days to review the submittal, and concurrently

we need to run a 28-day public notice in the newspaper and provide copies to public libraries within the County. The information is available electronically almost everywhere. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the legal notice regarding the submittal of the Final Design Report by Canyon County for the Pickles Butte Sanitary Landfill Lateral Expansion Project as presented noting there is a 28-day comment period and the documents are available.

Action Item: Consider signing Consulting Agreement with Gallagher Benefit Services, Inc. - Director Danner said this is the final version that has been reviewed by their legal counsel and ours and it is ready for the Board's signature. Commissioner Van Beek said the monthly fee is based on a per employee per month cost dependent on the number of employees at Canyon County. Some of the ancillary services are separate from Gallagher, and the County will not have any impact from those fees. The ancillary provider might be charged as a commission. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to sign the Consulting Agreement with Gallagher Benefit Services, Inc., as presented (Agreement No. 25-014).

Action Item: Consider signing Point and Pay E-Payment Services Agreement - Recording Supervisor Emily Howell said this agreement will allow the Recorder's Office to accept credit card payments. The agreement has been reviewed by Legal. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the Point and Pay, LLC, E-Payment Services Agreement as presented (Agreement No. 25-105).

Action Item: Consider signing a Resolution to Adopt Public Integrity in Elections and Use of County Property or Resources Policy - Chief Civil Deputy PA Aaron Bazzoli said the policy clarifies and tracks the language of the code and puts it in the County's policy as to what the purposes for the print shop should and should not be used for, and it has been expanded to include the government agencies that are within Canyon County's boundaries that utilize the printshop, but it cannot be used for politicking or elections. The printshop has been historically used by employees for items that are not necessarily designated for official business; it limits it to make it more competitive and employees will have to use private businesses for their bulk printing needs instead of the print shop. Other government agencies, taxing districts, and non-profit organizations may use the printshop services so long as the request following the procedures outline din the policy, including submitting a written request to the Board of Commissioners. COO Rast said the following agencies have requested printshop services: Adams County, Canyon County Law Enforcement Foundation, Fraternal Order of Police, Caldwell Police Department, Canyon County Ambulance District, Compassion Caldwell/Love Caldwell, Canyon County Deputies Association, Idaho Victim Witness Association, VitalCore Health Solutions (jail medical forms), West Valley Humane Society, and the Board of Community Guardians would like to use the printshop. He will work with Legal on a draft document for a Board decision to approve these. The Board is in favor of the policy. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the resolution adopting the Public Integrity in Elections and Use of County Property or Resources Policy as presented (Resolution No. 25-025). Commissioner Holton wants to make sure the policy includes a definition of printshop resources.

Action item: Consider Second Amended Intergovernmental and Joint Powers Agreement with the Nampa Fire Protection District for the collection and expenditure of impact fees - Constituent Services Director Aaron Williams said the agreement was updated on September 12, 2024, and Todd Lakey reached out with minors changes he wanted to be made. Deputy PA Wesley said the Nampa Fire Protection District had expanded during the time we have had impact fees for them in place and now they serve the entire City of Nampa and the area outside of the County that we were just in contract with before so they were in the process of updating their capital improvement plan and so this is a step in getting our agreement in order and the next thing we'll see is a new capital improvement plan from them to go through the P&Z Commission. Commissioner Van Beek referenced the fire district impact fees meeting that was held on January 17, 2019 where there were a number of fire districts and the Middleton Greater Parks and Recreation District, who did not qualify because a it was a voter-induced impact fee, and she has questions on the projections and how close those are to when it was put together by Ann Westcott. We are supposed to be reviewing the impact fees, and the fire districts are supposed to provide financials and updates on where they are at with those impact fees and projections, but she hasn't seen that information. Deputy PA Wesley said he provided a redlined version of those, and they are minor, there are no substantial changes. Commissioner Van Beek said about four years ago the Nampa Fire District lobbied to remove itself and $10M out of the general fund for the City of Nampa to be their own entity, and so that will be another piece of how this plays out. There are a lot of moving pieces that are complicated. Nampa is removing itself from the intergovernmental agency agreement to allow the fire district itself to be their own entity. Deputy PA Wesley said that was something we had done in a prior version of this, but Nampa wanted to change the wording of the language and that's why we have this new draft that they've asked us to formalize but it doesn't materially change anything for us from the last version of this. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the Canyon County Nampa Fire Protection District Second Amended and Reformed Intergovernmental and Joint Powers Agreement for the collection and expenditure of development impact fees for fire district system improvements as presented. (Agreement No. 25-016).

The meeting concluded at 9:56 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO TAKE COMMENTS REGARDING FEE INCREASE FOR PARTICIPATING IN THE CANOE SCIENCE CAMP

Public Hearing to take comments regarding fee increase for participating in the canoe science camp with an action item to consider signing resolution increasing the participation fee for the canoe science camp. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Parks Director Nicki Schwend, Parks Program Manager Dylon Starry, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Trenton McRae, Deputy PA Ben Cramer, Clerk Rick Hogaboam, Constituent Services Director Aaron Williams, and Deputy Clerk Monica Reeves. Commissioner Holton supports the increase because it is a beneficial camp and although the fee

does not completely pay its way, it helps keep the program. Commissioner Van Beek said March 22, 2020, was the last time a fee increase was entertained. It has gone from $50 to $60, which is a great deal, and they are in conjunction with marine patrol and so it's a great environment. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the resolution to increase the participation fee for the canoe science camp operated by the Canyon County Parks, Cultural and Natural Resources Department as presented (Resolution No. 25-038). Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to recess at 10:00 a.m. An audio recording is on file in the Commissioners' Office.

CONSIDER RESOLUTION OF THE CANYON COUNTY BOARD OF COUNTY COMMISSIONERS AUTHORIZING THE DISTRIBUTION OF FUNDS INTO THE EMPLOYEE HEALTH BENEFIT TRUST FUND

The Board met today at 10:30 a.m. to consider a resolution of the Canyon County Board of County Commissioners authorizing the distribution of funds into the employee health benefit trust fund. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Clerk Rick Hogaboam, Controller Kyle Wilmot, Director of Constituent Services Aaron Williams, HR Director Marty Danner, Health Plan Trustees Martin Flores, Yvonne Baker, and Debra Smart, COO Greg Rast, and Deputy Clerk Jenen Ross.

Mr. Flores said the position of the health trust has not changed. The burn rate continues to be unpredictable, averaging $250,000 weekly but last week it jumped to $847,000. There has been some stop-loss reimbursement realized and with some other standard revenues the average is still $250,000 weekly but it's not gaining any ground.

There has been discussion as to whether the premiums should be increased on the county contribution side or a one-time infusion, Mr. Flores believes the consensus was to do the one-time infusion in order to stabilize the fund, cover the IB&R, the HRA liability as well as provide operating funds while evaluating the next steps for the plan.

Controller Wilmot spoke about the document that was prepared indicating the cost to each fund based on the number of FTEs and the assumption of a $2 million, $2.5 million or $3 million infusion.

The Clerk's recommendation is to infuse $3 million into the fund. Today's action is not a budget amendment as there isn't a request for more spending authority above the authorized budget, this is all in the 'A' budget which is salaries and benefits. If the $3 million were to be approved the recommendation is that it gets apportioned out based on all funded positions within the county. It is anticipated that the benefit cost is going to exceed what was estimated/budgeted but savings from vacancies in most departments should cover the increase. At the end of the year there will likely need to be a budget amendment because this was an unanticipated cost and while most budgets will be able to absorb the increase there are some that won't, mostly smaller divisions that are fully staffed throughout the entire fiscal year which will cause an overage on the 'A' budget.

Commissioner Van Beek said she supports the $3M from the 'A' budget.

Discussion ensued regarding potential employee contribution increase and a comparison to other area municipalities.

Commissioners Brooks and Holton both expressed their support for the $3M infusion.

Commissioner Van Beek made a motion to sign the resolution authorizing the distribution of $3M into the employee health trust benefit fund per the recommendation of the Clerk and the Board of Trustees. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner
Brooks and carried unanimously.

The meeting concluded at 10:54 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY LWD DEVELOPMENT, INC., FOR A CONDITIONAL REZONE OF APPROXIMATELY 72.8 ACRES FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-R-1" (CONDITIONAL REZONE - SINGLE-FAMILY RESIDENTIAL) ZONE, CASE NO. CR2022-0003

The Board met today at 1:31 p.m. to conduct a public hearing in the matter of a request by LWD Development, Inc., represented by Lakey-Villegas Law, for a conditional rezone of approximately 72.8 acres from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone – Single-Family Residential) zone on parcels R37624 and R33827. The request includes a development agreement to limit residential development to 46 residential lots. The subject properties are located to the northeast of the intersection of Kingsbury Rd., and Foothill Rd., in Middleton. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Principal Planner Michelle Barron, Interim DSD Director Jay Gibbons, Deputy PA Zach Wesley, Todd Lakey, Alan Mills, George Quenzer, Nathan Mitchell, Brandi Mitchell, Dave Nielson, and Deputy Clerk Monica Reeves. Commissioner Van Beek disclosed that in looking at the case map she realized she has been involved in 19 out of the last 20 cases at some level, and she has friends in proximity of the area so she is familiar with the topography. She is aware of the site, but has not gone to the site.

Todd Lakey offered testimony on behalf of the applicant stating that the P&Z Commission found that most of the factors that are required to be reviewed support the application, but ultimately, they ended up in a split recommendation for denial. From his perspective staff did the right analysis and he asked the Board to use their findings and analysis in its decision. The project comes with a large public benefit in the form of building and extending Kingsbury Road through the length of the property to within 200+ feet of Kingsbury Road to the south. The R-1 zoning is more appropriate than the existing agricultural zoning. The P&Z Commission wanted a preliminary plat

to review and approve with the rezone but that is not the County's current policy. The site plan, with the conditions, provide the guarantee that they will develop the property as they are proposing. This is not farm ground, there are poor soils, no water rights, and rolling topography that has not been farmed. Agriculture is not the correct zoning in this location. The property is within Star's impact area and it fits with their comprehensive plan. City limits are nearby and there is an extensive pattern of compatible development in the area. There are 48 platted subdivisions within one mile with a 1.59-acre average lot size. The proposed lots range from 1 acre to 4.96 acres with most being between 1 and 1.5 acres. The City of Star designates the property as low-density residential which also allows for one-acre lots. Mr. Lakey discussed the existing various zoning designations in the area. The applicants are proposing 46 lots on 73 acres, and the highway district does not require a traffic study for this property but they state the impacts are adequately mitigated by the right-of-way dedication and by the building of the new extension for Kingsbury Road, along with the fact that the developer will pay impact fees. ITD had no concerns. The P&Z Commission second-guessed the road jurisdictions in their findings and ignored the impact and substantial benefit of this extension. The school district and the fire district also recognized the benefit. The project will utilize individual wells. The property is in one of the strongest aquifers in Canyon County, and it does not have any surface irrigation water rights so they can only irrigate a half acre. Following his testimony, Mr. Lakey responded to questions from the Board.

Principal Planner Michelle Barron gave the oral staff report. The request includes a development agreement to limit residential development to 46 residential lots with a minimum density of approximately .63 dwelling units per acre. Prior to 2020, Parcel R33827 and Parcel R37624 were deemed original parcels. In 2020, a property boundary adjustment was approved to retain a 6.66-acre parcel with a home on it with the remainder of approximately 72.81 acres. It was confusing in some of the case maps because part of the lot that was kept is on another section and according to the Assessor's records they are divided and it shows it as two parcels, but it's actually one parcel. The preliminary plat is being used as the concept plan for this conditional rezone, and it was submitted concurrently but it was put on hold to make sure the entitlements are in place first. Zoning in the area includes agriculture, rural residential, and city parcels. The future land use designation in the Canyon County 2020 Comprehensive Plan is residential. The parcel is located within Star's area of city impact, and the city submitted a letter stating the development meets the intent of their comprehensive plan and the Star Unified Development Code. The City of Middleton also recognizes this area as residential. The proposed plan aligns with six goals and nine policies within the 2020 comprehensive plan as well as the future land use map. On October 17, 2024, the P&Z Commission recommended denial based on the opinion that the conditional rezone did not meet criteria 2, 5, 6 & 8. Following her report, Planner Barron responded to questions from the Board.

Nathan Mitchell testified that they were asked to provide 6 different options to Kingsbury north to Kingsbury south; 3 options at a 10% or less grade; 3 options at an 8% or less grade, all with minimum 35 mph turn radius; and to try to fit a 45 mph turn radius. The selected option they have designed is a 45 mph turn radius and it does not exceed an 8% grade anywhere on the road. It's designed all the way through down to Kingsbury to tie into the existing Kingsbury on the south. They did not test soils on the property but they dug 65 different test holes as deep as 20 feet.

There is a geotechnical report and a subdivision engineering report for the septic systems, and they did not find anything unsuitable to build on. The City of Middleton has sewer to Blue Lakes, which is 1300 feet away from city limits, and it is significantly lower, and any sewer that came out of this property would have to be on a pressurized system due to topography. There is no path of annexation because of the individual lots that surround it, unless it is forced. If secondary dwellings are allowed in the code they would ask for it remain allowed. They intend to comply with the requirements in the ordinance for setbacks. They have dug extensive test holes and kept their building pads as far as away from the edge of the property as they could.

Alan Mills testified that he met with the Middleton School District Superintendent several times and he agreed with Mr. Mills' assertion that with this being a high-end development it will have fewer elementary school kids and more high school kids. In 1979 the County zoned the entire rim to this property as rural residential and at that time it had a one-acre density. He said the applicant should be allowed to use the topography and put homes where they are best suited and because it takes the pressure off the better ground somewhere else. According to Mr. Mills, the Treasure Valley Ground Water Maps show this to be the best area in the Treasure Valley, and it shows the aquifer coming up since 1969. If approved, this will be the first road in the area to conform.

George Quenzer, who lives on Foothill Road, testified about his concerns regarding runoff and road safety issues as well as the impacts on wells. There is a gravel pit that has been on his property for many years, although he did not dig it. He has never seen water come off the hills above him and into the gravel pit, and it worries him what the setbacks will be and if there will there be ponds because once they change the topography there could be a potential for stormwater and irrigation runoff. There are shallow wells in the area and he wonders if wells will go dry from the pumping that occurs up above. There was a map displayed that showed a road coming through his property and he wants to know how much ground they want to take off his fields. He also wants to know if the highway district has approved the southern extension. Commissioner Holton said it has been presented that the highway district has approved this concept. Mr. Quenzer wants to know when someone will address how the road will go through his property.

Dave Nielson lives on Kingsbury Drive and he supports the subdivision because he knows what the City of Star is doing is mass population and it's going to destroy Middleton and the nice houses. He has seen the quality projects the developer has built and he supports this project.

Rebuttal testimony was offered by Todd Lakey who said the application meets the criteria in the ordinance. The P&Z Commission found that the majority of the factors addressing whether this is more appropriate for R-1 fits. The proposal along with the site plan, binds them to the request. There was some concern expressed about the aquifer, but the IDWR map shows this is a strong aquifer. The highway district has approved the design, but the portion that is on Mr. Quenzer's property is not part of the application and it has not been approved by the highway district so to speak, and so that's between them and Mr. Quenzer. The applicant is following their preferred design and they would have discussions with Mr. Quenzer about the extension and the connection thereafter. They have to keep the stormwater on site. The school district and fire district

responded with recognition of the significant work they are doing in extending Kingsbury Road. It meets the criteria as found by staff and as demonstrated in the application. Commissioner Holton is concerned about the accessory dwelling units (ADU's). Mr. Lakey said the client is less concerned about the ADU's and he suggested including a condition of approval that if someone is proposing an ADU they have to get a conditional use permit and go through an approval process versus just an administrative approval. Commissioner Van Beek wants to make sure drainage issues are not a problem for the neighbors. Mr. Lakey said they have done the geotechnical work and tested the soils and it shows the soils support the construction. Ultimately a subdivision engineering report has to be done and they have to look at each lot to make sure the septic system is appropriate placed. Planner Barron said they do have building envelopes there that are in reference to the geotechnical report they did and so they are the suitable areas for them. Building envelopes are in place.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to close public testimony.

Commissioner Van Beek wants to disallow secondary dwellings on the property. Commissioner Brooks is in favor of allowing ADU's with a CUP process. Commissioner Holton said there are 4 or 5 lots that could potentially have an ADU and they would have to defend it through an engineering process and he would hate to preclude that. Further discussion ensued. Commissioner Holton disagrees with the P&Z Commission's decision; this is dry ground that hasn't been farmed and is surrounded by development and therefore housing is the higher use. Commissioner Van Beek said the area is changing and there has been a lot of activity out there that supports the residential zoning. Commissioner Brooks said the P&Z Commission's first two findings are in conflict with their ultimate finding for No. 2. There was testimony today that this was in the comprehensive plan in 1979 as rural residential, and he asked when did that change back to agriculture? Rural residential is more appropriate than the agricultural designation. The request is compatible with surrounding land uses and is in line with the character of the area and if the property were annexed into Star it would have a different density level as is represented on the maps by Star and Middleton that have R-3 designations on the east and west side of Kingsbury. The application proposes to keep the area the same. They are doing the extension of Kingsbury Road and they have done the geotechnical report and the aquifer is in a recharge mode instead of draining away. Irrigation is nonexistent, they have no surface water irrigation rights. Highway District No. 4 identified that the roadways are failing and the impact fees were passed, they probably need to have those re-evaluated to find out where they're at with that. The entitlements that have been granted by the City of Middleton far outnumber the entitlements that are being granted for rural lifestyles by the County. Commissioner Brooks disagrees with P&Z Commission findings in that it's disingenuous to use somebody's legal right to irrigate half an acre out of their well against them just because there wasn't surface water irrigation available. Commissioner Van Beek said several years ago the committee of nine was invoked so there would not be a possibility of Middleton being able to annex this property into their city limits because in that process they drew the line at Kingsbury so this would be the sole responsibility for Star. This is clearly in Star's jurisdiction and is not able to be annexed or serviced by Middleton. Mr. Quenzer has expressed interest in being contacted by the developer to see if there would be an amicable way of working that out but that's between

the developer and the highway district on how they work out that access. They have to gain legal access. The applicant has gone above and beyond with the extension of Kingsbury. Commissioner Brooks wants to delete the last sentence of the conclusion that states "*that there is no guarantee that this connection will happen."* The Board agreed. Commissioner Brooks wants to delete No. 3 as well. The Board agreed. The Board also agreed to strike No. 6, finding No. 3. Commissioner Brooks said the school acknowledged that there will be an impact but the benefit of the road being extended offsets it. He wants to delete the following sentence: "*There is no guarantee that the road will be extended*", and to delete the last two sentences of No. 3 as well. The Board reviewed the draft development agreement conditions that were prepared by staff for the P&Z Commission hearing. Commissioner Brooks wants to adopt what Planner Barron sent to the P&Z Commission. There was discussion regarding the number of buildable lots and the ADU's that could be possible through a CUP. Planner Barron said it's holding it to the concept plan and the 46 lots, and with accessory dwelling units or secondary dwellings you do not divide the lot. If they want to divide the lot they would have to go through another zone process to make it fit because the lot sizes are likely going to be too small to divide, and then they would have to go through another platting process to change the lot layout. After the final plat is recorded they would have to replat to change any of it. Commissioner Holton asked staff to incorporate the Board's discussion into the draft conditions, and note that EMS did not weigh in and that essential public services and facilities will be enhanced with a to-and-through road that meets highway district standards. Planner Barron will add another condition stating secondary dwellings must be approved by CUP, and she will include language that states it has to be in substantial compliance with the concept plan. Staff was directed to remove Condition No. 3 regarding proof of a pre-development meeting with SWDH prior to the Board's approval of the rezone. Planner Barron will make Condition No. 3 about the secondary dwellings through a CUP. A motion was made by Commissioner Holton to approve the application contingent upon a future meeting with staff to review the FCO's, the development agreement, and the ordinance. The motion was seconded by Commissioner Brooks and carried unanimously. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 3:29 p.m. An audio recording is on file in the Commissioners' Office.

CONSIDER APPROVING THE ADOPTION OF JOB TITLE, AND POSITION CONTROL NUMBER OF TWELVE (12) POSITIONS ACROSS CANYON COUNTY

The Board met today at 4:05 p.m. to consider approving the adoption of job title, and position control number of twelve (12) positions across Canyon County. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, and Deputy Clerk Jenen Ross.

These were positions that were approved in the budget process but held until after the first quarter of the fiscal year. There was a total of 13.5 positions approved in the budget but a part time position for the TCA and a senior chief deputy in the Prosecutor's Office have already been filled. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution approving the adoption of job, title, and position control number of twelve (12) positions across Canyon County (resolution no. 25-026).

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 4:08 p.m. and an audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 19, 2025

APPROVED FEBRUARY 21, 2025 PAYROLL

- The Board approved the February 21, 2025 payroll in the amount of $2,224,960.10

APPROVED CLAIMS

- The Board approved claims 613964 to 613965 in the amount of $2,760.00

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206 (1) (D) AND (F), RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 9:02 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, Senior Chief Deputy Ingrid Beatty, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, COO Greg Rast, and Bruce Castleton with Castleton Law. The Executive Session concluded at 9:32 a.m. with no decision being called for in open session.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

PUBLIC HEARING - REQUEST BY GREG PAYNE FOR A CONDITIONAL REZONE, CASE NO. CR2022-0007

The Board met today at 1:34 p.m. to conduct a public hearing for Case No. CR2022-0007, a request by Greg Payne for a conditional rezone of approximately 21.84 acres from an "A" (Agricultural) Zone as follows: the northmost 7+/- acres will be zoned "CR-C-1" (Conditional Rezone - Neighborhood Commercial) and restricted the use to a mini storage/RV storage facility and quasi-public uses; and the remaining 14+/- acres will be zoned to "CR-C-2" (Conditional Rezone - Service

Commercial) with limited uses. The request includes a development agreement with conditions limiting uses and site impact to adjacent properties. The subject vacant property, Parcel R34456, is located adjacent to 13768 Highway 44 in Caldwell. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Interim DSD Director Jay Gibbons, DSD Principal Planner Dan Lister, DSD Principal Planner Josh Johnson, Alan Mills, Greg Payne, Connor Gray, other interested citizens, and Deputy Clerk Monica Reeves.

Alan Mills testified on behalf of the applicant, and stated they agree with the findings and conclusions from the P&Z Commission and with the staff report although he has a couple of changes to the proposed conditions. There is a neighbor to the north who did not get full coverage from tree screening, and their road is on the canal company's right-of-way and they want it widened due to gopher and rock chuck problems and so the Paynes have agreed to allow cleaning from the southside only and the spoils will start building up the road width and bank for the canal company. Mr. Payne is willing to give them more right-of-way when it gets to that point, and they see no purpose for landscaping on the north boundary along the canal. They have worked with the canal company to enhance the neighbors to the north who had unusable sections along their area, and they have allowed them to put in a retaining wall and be able to utilize that ground, and they have further allowed the Paynes to not fully plant along the right-of-way along the north side, but to do some plantings as long as they leave room for spray equipment. They will meet with ITD about their design options for access. Following his testimony, Mr. Mills responded to questions from the Board.

Principal Planner Dan Lister gave the oral staff report. In March of 2022 the applicant submitted an application to amend their property from Agriculture and C-1 to a C-2 zone. The P&Z Commission recommended denial because there were so many uses that were not addressing some of the unknown impacts. On October 2, 2024, the applicant requested the following amendment to the application: (1) Northmost 7+/- acres of the subject parcel be zoned "CR-C-2" and restricted to mini storage/RV storage uses and quasi-public uses; (2) Middle 7+/- acres of the subject parcel to be zoned to "CR-C-2" with limited uses; and (3) Southern 7+/- acres currently zone "C-1" will not be changed. The Board of Commissioners found the request to be a substantial change and remanded the request back to the P&Z Commission. The applicants amended their application and on November 21, 2024, the P&Z Commission recommended approval as amended subject to the development agreement conditions. The 2020 Canyon County Comprehensive Plan designates the parcel and parcels south and north of Highway 44 as "commercial". The subject parcel is located within the Middleton Area of City Impact. Middleton designates the parcel and the parcels south and north of Highway 44 as "commercial" and "mixed use". Seven acres are currently zoned "C-1" (Neighborhood Commercial) at the front of Highway 44, and the remainder of the property is zoned "A" (Agricultural). Of the 25 uses proposed:

- In the Ag zone, 8 uses are prohibited, 12 require a CUP
- In the C-1 zone, 4 uses are prohibited, and 4 require a CUP

The property has best and moderately suited soils and is in agricultural production. Within a one-mile radius there are 30 subdivisions with a 1.73-acre average lot size. Future development will

require well and septic systems or what is required by SWDH, IDWR and DEQ based on the use. Adequate services will be addressed at the time of use by the appropriate agencies. Middleton city jurisdiction and city services are located over 4,400 feet east of the subject parcel. The property is not located in a nitrate priority area. The parcel has surface water rights from Middleton Mills/Middleton Irrigation Association. The parcel has frontage on Canyon Lane, a local road maintained by Canyon Highway District #4, and Highway 44, a principal arterial highway maintained by the Idaho Transportation Department. Existing agricultural/field access appears to be from Highway 44. Effects on traffic will be addressed at the time of use by the appropriate agencies. The request reduces future commercial uses to 24 uses. Effects on schools and services will be addressed at the time of use by the appropriate agencies. Public comment letters received were concerned about water and traffic impacts, as well as the inundation of RV storage facilities along Highway 44. There was a review of agency comments, no major concerns were noted. Planner Lister reviewed the draft conditions. The applicant is requesting landscaping not be required on the northern boundary. The FCO's will be brought back later with the development agreement and the ordinance amending the zoning map. Following his report, Planner Lister responded to questions from the Board.

Greg Payne testified that he has farmed the land for 50 years, and the traffic and growth have been a big concern with the liability of moving farm machinery around and they cannot function the way they would like to which is why they are seeking a rezone. They are not looking for residential use, they are trying to create a place for commercial use for business, better taxation for schools, and to give the people in the community a place to work. He will continue to farm the property and said it will develop in phases although he doesn't have an end user yet and that is why they are being vague about what they are doing. Mr. Payne explained the irrigation and drainage on the property. He has two field accesses to the property; they do not access off of Canyon Lane because of the cement ditch, which is where their water comes from.

Connor Gray testified about why they are asking for an amendment to the landscaping plan on the northern portion so they can work out a solution for the neighbor. They will abide by submitting plans and making sure the County approves the landscaping plan. Commissioner Holton wants to make sure there is a written agreement for what has been negotiated for the land in the event the adjacent property is sold. Mr. Gray said they will do everything to make sure the contract stays with the private parties but continues with the land. Planner Lister said they could use a water users' maintenance agreement that gets recorded between all parties. If there are any encroachments into an easement by the irrigation district, they have to work on an agreement with that jurisdiction. There are mechanisms in place, but if the Board wants to make sure there is a recorded agreement staff can add that as a condition. Commissioner Holton would like it added as condition.

Rebuttal comments were offered by Alan Mills who spoke about the lack of commercial and industrial zoning and said they would agree to a condition that they provide disclosures and make it a condition of any sale of the property.

Commissioner Holton asked staff for suggestions on the applicant's proposal to remove the landscaping requirement on the north boundary. Planner Lister said he could add a bullet on the landscaping section that says it's not required on the north boundary adjacent to the canal.

Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to close public testimony. Commissioner Van Beek is in favor of approving the application as presented with the change to the language omitting landscaping along the canal border. The Paynes are generational farmers and are givers to the community and Mr. Payne works in a niche market and has a family business with kids involved and they need the commercial aspect. She appreciates that they have omitted some of the uses in C-2 zoning that may not fit even next to that northern border and have alleviated some of that pressure by limiting the C-1 zoning. It's a good project and it shows their commitment to their community to develop a piece of ground that is difficult to farm because of the logistics. Commissioner Brooks supports the request and the proposed FCO's and amendments that were discussed. Commissioner Holton wants a condition for disclosures. Planner Lister asked what language the Board wants regarding disclosure of easements or water. Commissioner Holton would like it to be generic to give them the most ability to deal with it. Planner Lister said he will review the record for discussion and make sure he captures the intent and it can be reviewed by the Board when the documents are considered. Commissioner Holton said the applicant should review the draft language as well. He asked if there should be language about the irrigation easement or will the disclosure cover it? Planner Lister said the letter was part of the findings reviewed by the P&Z Commission so he doesn't think it needs to be added, but it's up to the Board if it wants to add it to the criteria. The condition would address the disclosure to be provided by the property owner at the time of sale. Commissioner Van Beek agrees with having a disclosure particularly if this is a slow buildout and there is a change in property. The language should say it is prohibited and structures will be removed if they are built in the easement. Planner Lister said Condition #1 has a list of letters from Black Canyon Irrigation District so they already have that jurisdictional review. He believes the Board's concern is more about the future property owners or adjacent owners who have access to it but do not understand the rights. Commissioner Holton is comfortable with the disclosures as discussed. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to approve the application and direct staff to finish the FCO's and schedule a future meeting to review the FCO's and the ordinance and have the conditions delineated for review and approval. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 2:32 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 20, 2025

APPROVED CLAIMS

- The Board approved claims 614177 to 614216 in the amount of $656,675.57

- The Board approved claims 614137 to 614176 in the amount of $48,566.30
- The Board approved claims 613616 to 613617 in the amount of $702.00
- The Board approved claims 614097 to 614136 in the amount of $116,574.88
- The Board approved claims 614057 to 614096 in the amount of $84,858.35
- The Board approved claims 614018 to 614056 in the amount of $12,705.14

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Kent Chivington, Juvenile Probation Officer I – new hire
- Britney Perez, Juvenile Probation Officer I – new hire
- Jeremy Cucco, Deputy CIO – new hire
- Scott Moore, Housekeeper – filling vacant PCN
- Elizabeth Roberts, Part-time Administrative Specialist – new hire

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Langmuir Systems in the amount of $6517.55 for the Facilities department (PO #6246)
- Dell in the amount of $16,099.13 for the Information Technology department (PO #6193)
- Garrett Metal Detectors in the amount of $7,710.00 for the Facilities Department (PO #6137)

DSD GENERAL BUSINESS MEETING

The Board met today at 10:34 a.m. for a DSD general business meeting. Present were: Commissioners Leslie Van Beek and Zach Brooks, Interim DSD Director Jay Gibbons, and Deputy Clerk Jenen Ross.

Director Gibbons provided a synopsis of last week's meeting as requested by the Chairman. A copy of the synopsis has been added to the February 13, 2025 agenda and included with that day's minutes.

A request has been received from Janet Northrup with the Sunny Slope Wine Trail for a letter of support. They are working toward a grant with the Department of Ag to be used for used for marketing. A sample letter was provided outlining what they're trying to accomplish. Mr. Gibbons read a portion of the letter noting it would be marketing for not just the wine trail but the wine growers in the area too. The Board will review the letter and provide input to Director Gibbons.

Additionally, DSD is actively working on ordinance updates. Director Gibbon spoke with Zach Wesley this morning regarding the status of the private road ordinance. At this point they are

ready to go and will provide notice. It will be scheduled with P&Z on April 3rd along with the spring clean-up and possibly county impact fees.

The meeting concluded at 10:39 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO INDIGENT SERVICES

The Board met today at 11:33 a.m. to consider matters related to Indigent Services. Present were: Commissioners Leslie Van Beek and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Case Manager Kellie George, and Deputy Clerk Jenen Ross. Ms. George presented the following cases for Board consideration:

Case no. 2025-10: Following an investigation, Indigent Services has determined the decedent is a Canyon County resident, there is no other payer, and the county is payer of last resort. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve case no. 2025-10 as presented.

Case no. 2025-11: Following an investigation, Indigent Services has determined there is a spouse and resources/assets; the county is not the payer of last resort. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to deny case no. 2025-11 as the county is not the payer of last resort.

Commissioner Van Beek made a motion to adjourn/recess until the COO is available.

The meeting concluded at 11:36 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER RESOLUTION TO APPROVE CANYON COUNTY PRINT SHOP SERVICES TO SPECIFIED ORGANIZATIONS

The Board met today at 11:44 a.m. to consider a resolution to approve Canyon County Print Shop services to specified organizations. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, IT Business Manager Caiti Pendell, IT Sr. Finance Specialist Micki Schlapia, COO Greg Rast, and Deputy Clerk Jenen Ross.

Mr. Rast explained that on Tuesday there was a policy adopted by the Board regarding public integrity in elections used of county property or resources policy. This resolution is to comply with option 1 which states that there must be a request to the Board of County Commissioners for use of the print shop. In working with legal and the IT business staff, they've drafted this resolution to give formal approval to the entities that regularly use the print shop. Mr. Bazzoli spoke about how this resolution will both give authorization for use of the print shop but also outline the limitations of using the services. The agencies included in the resolution are either government entities or

non-profit organizations. In response to a question from Commissioner Brooks, Mr. Rast said that all material and labor costs are billed back to the requesting organization, additionally, these will be low-priority jobs. Commissioner Holton expressed his concern about the listed agencies needing to be more specific. Mr. Bazzoli said that this resolution just includes approved agencies, not approved jobs; the print shop has the discretion to determine acceptance of the job. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution to approve Canyon County Print Shop services to specified organizations (resolution no. 25-027).

The meeting concluded at 11:55 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER FINAL PLAT FOR OSPREY #2, CASE NO. SD2022-0027

The Board met today at 2:04 p.m. to consider the final plat for Osprey #2, case no. SD2022-0027. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Interim DSD Director Jay Gibbons, and Deputy Clerk Jenen Ross.

Mr. Gibbon explained that there were two revisions made to the staff summary and that there were originally 11 conditions that have all been met. The county engineer has reviewed and approved the final plat.

Commissioner Brooks made a motion to authorize the Chairman's signature on the final plat. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 2:08 p.m. and an audio recording is on file in the Commissioners' Office.

CONTINUATION OF PUBLIC HEARING: APPEAL BY MATT WILKE, REPRESENTING RICHARD AND LORNA PENNER, REGARDING THE DENIAL OF AD2024-0001 FOR NON-VIABLE LAND DIVISIONS OF PARCEL R37792, CASE NO. AD2024-0001-APL

The Board met today at 3:30 p.m. for a continuation of the public hearing in the matter of the appeal by Matt Wilke, representing Richard and Lorna Penner, regarding the denial of AD2024-0001 for nonviable land divisions of Parcel R37792, Case No. AD2024-0001-APL. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Deputy PA Zach Wesley, Chief Civil Deputy PA Aaron Bazzoli, DSD Principal Planner Dan Lister, DSD Planner Emily Bunn, Interim DSD Director Jay Gibbons, Matt Wilke, Todd Lakey, Kris Crookham, George Crookham, other interested persons, and Deputy Clerk Monica Reeves. Today's hearing was continued from February 6, 2024 so that legal counsel could look into the original parcel discussion. (Public testimony was closed on February 6.)

Deputy PA Zach Wesley said there was a determination by the DSD Director that this was a single parcel under our code for the purposes of original parcel, and that interpretation had several conflicts with prior written statements on parcel inquiries from staff and it rendered some confusion because of those conflicts in our record. The Board has received a lot of testimony on the interpretation of the ordinance and statute and this legal description. The question that was posed to legal staff was how do we look at this under the County's existing ordinance? The courts generally defer to the Board on the interpretation of its own ordinance and statute. The question about an original parcel comes down to some confusion and vagueness in our definition section of the ordinance. We have a definition of original parcel that's been updated recently that provides that an original parcel is one that existed on the 1979 date in the ordinance. We then define parcel in a separate definition and that's the definition that is the source of the problem and confusion. That definition defines parcel as a tract of land that's described by metes and bounds, a surveyor's description, it's one method to describe a piece of property, then it says rods and chains which are units of measurements that could be within the metes and bounds description. Aliquot parts are a term used with a government lot legal description, and the final category is a lot and block description which would be a modern legal description for a subdivision. We have some conflict in that definition of parcel because we've said we're going to recognize a parcel as one that's legally described under two certain categories and then we confuse that by adding units of measurement into the definition where maybe the definition should say we recognize parcels that are described by metes and bounds description, by a government lot description, or by a lot and block description - one of those three categories of legal description which would have rods and chains as a measurement within potentially, or an aliquot parts within them as a unit of measurement potentially but those wouldn't be on their own separate types of legal description, just units of measurement. We also have a description of a lot that refers to another definition. We define aliquot but that's it - and so there is some vagueness in our ordinance that leaves itself open to the sort of confusion that is present in this case and he doesn't think we'll find resolution to the confusion we have here just from the plain reading of the ordinance. The ordinance needs revision immediately to resolve these questions so we don't have this problem occur where we have two County employees at two different times looking at the same legal description and coming up with a different answer. We should have enough guidelines that every time we look at those legal descriptions we are getting a uniform result on the interpretation. Deputy PA Wesley's recommendation is to honor the description by staff that had the broadest definition that found there were two (2) parcels within this legal description and his recommendation is to honor that as a good faith measure for the staff that interpreted that and the people that relied on it.

Planner Emily Bunn reviewed the decision options as follows, and discussion ensued:

- Uphold the Director's Decision Denial Based on CCCO §07-18-09 and Uphold Previous and Current Interpretations of How Many Original Parcels R37792 Contains
    - Result would be four (4) parcels with a residential building permit would be available under CCCO §07-18-07

- Uphold the Director's Decision Denial Based on CCCO §07-18-09 and Honor PI2020-0226

- Result would be five (5) parcels with a residential building permit would be available under CCCO §07-18-07

- Reverse the Director's Decision Denial Based on CCCO §07-18-09 and Honor PI2020-0226
  - Result would be eight (8) parcels with a residential building permit would be available under CCCO §07-18-09

- Reverse the Director's Decision Denial Based on CCCO §07-18-09 and Uphold Previous and Current Interpretations of How Many Original Parcels R37792 Contains
  - Result would be four (4) parcel with a residential building permit would be available under CCCO §07-18-07 AND §07-18-09.

Commissioner Brooks wants to go with bullet no. 3 to reverse the Director's decision for the denial and honor the PI 2020-0026 as our legal counsel suggested. We had expert testimony that there were three aliquot parts, and it is very clear especially from the written testimony comparing and contrasting the surveyors and their opinions of what was going on that looking at this as one (1) parcel in his opinion is completely incorrect - and not the historical intent of how those descriptions were written. There was testimony that we have been operating under a certain policy for the last 15-20 years, but just because we've been doing that doesn't mean it was correct. We should correct it going forward. He is in favor of reversing the denial and upholding the parcel inquiry that stated it was two parcels. He believes the ground nonviable. Commissioner Van Beek believes Commissioner Brooks' position is well supported and it has been validated. There is work to be done on the ordinance and the Board will not back away from that challenge to make clarifications, but in the interest of fairness and good business, it is the right decision to honor what has been presented. Commissioner Holton said the nonviability comes into play where the water rights were sold before the application was submitted; this is a dry piece of ground and it's not flat. He supports bullet point no. 3 which results in 8 building parcels, partially off of the 2 lots, but said his decision is not setting a precedent - this is a one-off - there has been no other application that has had this kind of testimony and this kind of substantiation of the different points of view. It's frustrating that DSD got caught in this position over the years and he agrees that we have to clean up the definition. He again stated that he is in favor of the 8 parcels, but people should not count on his decision today going forward to do something on a future decision. Planner Bunn asked if the reversal is based on the nonviability because there is no irrigation water rights and it is uneven ground. Principal Planner Lister said staff will include in the FCO's the information as to why the Board is honoring the 2020 parcel inquiry. Commissioner Holton made a motion to reverse the Director's decision which will result in eight (8) parcels, and instruct staff to revise the FCO's to delineate the general basis for the decision and set a future date to review the final FCOs. The motion was seconded by Commissioner Brooks and carried unanimously. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 3:56 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 21, 2025

No meetings were held this day.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 24, 2025

APPROVED PURCHASE ORDER
The Board approved the following purchase orders:

- Overhead Door in the amount of $5,969.00 for the Facilities department (PO #6266)

APPROVED CLAIMS

- The Board approved the grand jury claim in the amount of $3,499.50
- The Board approved the January jury claim in the amount of $4,007.17

APPROVED EMPLOYEE STATUS CHANGE FORM
The Board approved an employee status form for:

- Autumn M. Wall, Certified Property Appraiser Supervisor

MEETING WITH SHERIFF'S OFFICE REGARDING POD 6

The Board met today at 9:33 a.m. with the Sheriff's Office regarding Pod 6. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Sheriff Kieran Donahue, Captain Harold Patchett, Facilities Director Rick Britton, Prosecutor Chris Boyd, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Zach Wesley, Deputy PA Trent McRae, Director of Constituent Services Aaron Williams, Communications Specialist Chad Thompson, Sheriff's PIO Joe Decker, Captain Chuck Gentry, Lt. Travis Engle, Captain Ray Talbot, Lt. Martin Flores, Clerk Rick Hogaboam, Controller Kyle Wilmot, Director of Court Operations Jess Urresti, Senior Systems Analyst Steve Onofrei, Larry Olmstead, and other interested citizens, and Deputy Clerk Monica Reeves. Commissioner Holton spoke about the jail's long history with four failed bond attempts and the County's decision to lease Pod 6 which was not sustainable due to security issues, operational issues, and workers compensation issues. Today the Board and the Sheriff will discuss moving forward with phase one of a plan for just under 200 beds. Sheriff Donahue said Canyon County has been in arears on bed space for decades, and the increase in female housing is one of the problems. The tent jail was constructed to house work release inmates to provide revenue to the County, but when the recession hit the facility had to be used to house low-level criminals and as time went on the tent was used to house a higher level classification of inmates which put more pressure on the Dale Haile jail and they had to open Pod 6 due to the high number of female inmates. The Sheriff said he wasn't supportive of the concept, but the County decided to move forward with a lease option to buy because we were desperate to do something. There have been 1,600 work orders over the life of Pod 6 resulting in a cost of $180,000 to the County, and due to concerns about security and costs, they had to get rid of Pod 6. Captain Patchett and other County personnel toured a jail facility in Georgia that was built of modular steel cells inside a warehouse-type building which is a

significant cost savings compared to a brick-and-mortar building, and the maintenance is better than anything he has seen. The company that builds the cells can design whatever the County needs. As part of phase 1, they are looking at a dorm-type setting to add 194 beds, with 8 secure cells versus open door. He reached out to several current and former jail commanders who agree this is a good concept. Facilities Director Rick Britton said we will put the infrastructure in the ground to easily adapt each phase, and they will be able to utilize a lot of the equipment that was used for Pod 6. There was discussion regarding the jail standards that must be adhered to, and the tremendous costs associated with out-of-county housing. In 2018, Canyon County spent over $721,000 on other counties to house our inmates, not including the transportation costs of getting inmates to court. Sheriff Donahue said JFAC has failed to allocate the proper funds to expand the Idaho prison, and there are over 800 state inmates in county jails in the state of Idaho because the state has no room for them so counties house them for $55 a day for the first 7 days, and then $75 a day thereafter. It costs the County $130 a day to house a state inmate, and the legislators need to be held accountable for that and JFAC needs to appropriate the correct dollars to take the pressure off the counties. The County is still working toward building a jail on the 24 acres located on Pond Lane that were purchased several years ago. Director Britton said he attended a roundtable discussion last week with the City of Caldwell to discuss what the requirements are, and he said we may have to annex the property and have a special use permit. The existing SUP for Pod 6 was going to end February 2026.

<u>General specifications of the facility</u>:

- Two-story metal building, 16-18 feet on sidewalls, 100 feet wide by 200 feet long.
- Inside the building there will be 4 pods that can run independently of each other and can be added onto without interrupting the day-to-day operations of the first building.
- As part of this year's budget, the County included $500,000 for maintenance and $1.9M for the buyout of Pod 6, and so that $2.4M can be used toward this phase. The Board has a concept amount but is not yet ready to disclose that amount.
- R&M Steel is a possible vendor.

With regard to funding, Commissioner Holton said the County would like to see a local option tax. The current local option sales tax requires that for every penny you increase the sales tax, half of the penny goes to the project and half goes to the counties for property tax relief. The payoff is a little over five years and somewhere under 10 years; it will not be a huge bond for hundreds of millions of dollars. We need more beds, but the voters have spoken numerous times that they do not want to pay more taxes. The County is not looking toward a bond, but it is not excluding it either. Sheriff Donahue said the efficiency of this design will require fewer deputies to operate it and there will be a benefit in having all maintenance and construction work done on the outside of the unit itself negating the need for people to enter the pod to perform maintenance which will reduce the potential for weapons or contraband to be used against staff. He said using the local option tax to pay for jails is not a new concept, it was done in Idaho in 2000, and Governor Little has said he will sign any local option tax bill that the legislature puts in front of him, but the legislature is dragging its feet. Prosecutor Chris Boyd said there are not any nonviolent felonies or safety-related felonies left to release from jail and as a result people are out and committing more

crimes. The choice of who to let out is between a sex offender, a drug trafficker, or someone with multiple felony DUI's. He said the County is being ripped off by the state who is making money off the backs of Canyon County taxpayers. He applauds the efforts to deal with this and encouraged people to contact Speaker Mike Moyle and tell him we need the local option tax. Commissioner Holton said the Board does not have specifics on financing because we don't know what the complete overall cost of phase 1 will look like, but it will be a phased approach state of the art jail that meets and, in some cases, surpasses jail standards. He trusts the independent people the Sheriff has brought in for review and said at some point, the County will make their statement public. Commissioner Brooks said we touched on this during the budget meetings when discussing setting funds aside for the purchase of the Pod 6 and this is why we exercised our option not to purchase the trailers. The public has questions about why trailers have been removed and it's because they didn't work from the get-go and some of the cells were never used. They were hot in the summer, cold in winter, pipes were freezing and there were issues with the doors and hinges. There was a $1.9M option to purchase that we did not exercise. We also budgeted $500,000 to bring it up to jail standards and we decided not to exercise that option, and we will instead use those funds toward a more permanent structure that meets jail standards. Director Britton reviewed the costs associated with trying to maintain Pod 6 such as general maintenance, excessive plumbing maintenance, doors and hinges, HVAC maintenance, roof leaks, floor peeling, frozen pipes, and miscellaneous work orders. There were 1,603 work orders from the May of 2020 to February of 2025. Captain Patchett said in some cases there were no fixes and other concerns such as you could see air through the vents, snow would come inside, locks were installed too high, people throwing fentanyl into the recreation yard, and the potential for escapes into a residential area. Commissioner Holton said there were good intentions to bring in Pod 6, but it was shoddy construction and he was appalled at what they were putting up with. Chief Civil Deputy PA Bazzoli said we need to identify that Pod 6 is the women's facility, and phase one is the women's jail. We are not talking about the entire 450-bed facility for both men and women, this is just focused on female inmates at this time. Commissioner Holton said initially the four pods are being looked at for female inmates, and if you take the 194 multiplied by 80%, that's typically the maximum for day-to-day operations. The Constituent Services Director will release information and post a concise history from 2007 about the conversations surrounding Pod 6, and the County will move forward with something that will be identified over the next several months. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 10:47 a.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 25, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Steve R. Onofrei, Chief Deputy Treasurer – promotion, specialty pay and transfer
- Diana Capistran, Administrative Specialist – new hire

APPROVED CLAIMS

- The Board approved claim 614323 ADV in the amount of $238.00
- The Board approved claims 614217 to 614280 in the amount of $102,108.29
- The Board approved claims 614281 to 614322 in the amount of $32,083.56
- The Board approved claims 613966 to 613991 in the amount of $48,396.01
- The Board approved claims 613992 to 614017 in the amount of $43,050.50

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Hurricane Butterfly Law Enforcement in the amount of $5618.45 for the Sheriff's Office (PO #6208)

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

The Board met today at 9:30 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek and Brad Holton, Chief Deputy P.A. Aaron Bazzoli (left at 10:07 a.m.), Deputy P.A. Zach Wesley, Deputy P.A. Trent McRae (left at 10:07 a.m.), Parks Director Nicki Schwend (left at 10:00 a.m.), Landfill Director David Loper (left at 10:06 a.m.), DSD Principal Planner Michelle Barron (left at 10:21 a.m.), Clerk Rick Hogaboam (arrived at 9:35 a.m. and left at 9:39 a.m.), COO Greg Rast (left at 10:08 a.m.), DSD Interim Director Jay Gibbons (arrived at 9:54 a.m. and left at 10:21 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Legal Notice of Noncompliant Local Governing Entities: Mr. Wesley explained this is a state mandated public notice. A list is provided by the State Controller's Office noticing the county of taxing entities that are not in compliance with legal reporting requirements. At the request of the Board, Clerk Hogaboam provided additional information regarding this notice stating that he believes it is connected to the transparency statute which is just a few years old. Commissioner Holton made a motion to approve the legal notice. The motion was seconded by Commissioner Van Beek and carried unanimously.

EXECUTIVE SESSION

A request was made to go into Executive Session as follows:

Commissioner Van Beek made a motion to go into Executive Session at 9:41 a.m. *There was no code section noted for the executive session.* The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy

P.A. Zach Wesley, Deputy P.A. Trent McRae, Parks Director Nicki Schwend, and COO Greg Rast. The Executive Session concluded at 9:54 a.m. with no decision being called for in open session.

Following the executive session, the remaining action items were considered as follows:

Consider Resolution Increasing the Participation Fee for the Canoe Science Camp: Commissioner Van Beek made a motion to sign the resolution increasing the participation fee for the Canoe Science Camp as presented. Commissioner Holton seconded the motion. Commissioner Van Beek questioned the fee change, understanding it was intended to increase to $65, not $60. Mr. McRae said through this process he understood the increased fee to be $60. Due to the confusion regarding the fee, Director Schwend will need to do some further research. Commissioner Van Beek withdrew her motion. Mr. Wesley said this was noticed at $60 so if it is supposed to be $65 it will need to be re-noticed and the whole process restarted. However, if the fee is $60 this resolution would still be in effect. Commissioner Van Beek made a secondary motion to sign the resolution for the reason as outlined by Deputy P.A Wesley. The motion was seconded by Commissioner Holton and carried unanimously (resolution no. 25-028).

Consider Amendment No. 1 to Professional Consulting Service Agreement with Tetra Tech, LLC; Agreement No. 18-197: Director Loper explained this amendment is to incorporate a landfill gas database project. There is an immense amount of technical data that is generated from the landfill gas system that needs to be managed, reviewed, quality assured and trends analyzed. Currently it is managed by an Excel spreadsheet but the volume is becoming unmanageable. In conversations with Tetra Tech it was discovered that they have a database that can be purchased to manage all the information. Following discussion regarding different aspects of the management system and the review done be legal, Commissioner Van Beek made a motion to sign amendment no. 1 Professional Consulting Service agreement with Tetra Tech, LLC; agreement no. 18-197. The motion was seconded by Commissioner Holton and carried unanimously (agreement no. 25-017).

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 10:07 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, Deputy P.A. Zach Wesley, DSD Principal Planner Michelle Barron (left at 10:21 a.m.), COO Greg Rast (left at 10:08 a.m.), and DSD Interim Director Jay Gibbons (arrived at 9:54 a.m. and left at 10:21 a.m.). The Executive Session concluded at 10:30 a.m. with no decision being called for in open session.

Commissioner Van Beek motioned to adjourn until next agenda item. The motion was seconded by Commissioner Holton and carried unanimously.

The meeting concluded at 10:30 a.m. and an audio recording is on file in the Commissioners' Office.

WORKSHOP MEETING WITH THE SHERIFF'S OFFICE REGARDING THE CANYON COUNTY EMERGENCY OPERATIONS PLAN AND THE CANYON COUNTY TYPE-3 INCIDENT MANAGEMENT TEAM

The Board met today at 2:20 p.m. for a workshop meeting with the Sheriff's Office regarding the Canyon County emergency operations plan and the Canyon County type-3 incident management team. Present were: Commissioners Leslie Van Beek, Brad Holton, Commissioner Zach Brooks (arrived at 2:26 p.m.), Chief Deputy P.A. Aaron Bazzoli (arrived at 2:30 p.m.), Deputy P.A. Ben Cramer (arrived at 2:30 p.m.), Chief Deputy Sheriff Doug Hart, Cpt. Ray Talbot, EOM Christine Wendelsdorf, Director of Constituent Services Aaron Williams, Assistant CIO Jeremy Cucco, COO Greg Rast (left at 2:46 p.m.), Eugene Smith and Coleen Rice with High Focus, LLC, Clerk Rick Hogaboam and Controller Kyle Wilmot (arrived at 3:35 p.m.), and Deputy Clerk Jenen Ross.

High Focus LLC had assisted in creating this emergency operations plan. They have created a *Gap Analysis & Needs Assessment Workshop Participant Workbook* (a copy is on file with this day's minutes) to determine what the Board would like to see in an emergency operations plan.
Mr. Smith and Ms. Rice gave introductions of themselves and their backgrounds. Ms. Rice requested introductions from the Board including their background and experience in emergency management.

Typically, an EOP is revised every 5 years as infrastructure and population increase. Canyon County's last EOP was 2019. It generally takes about a year to update the plan, engage with stakeholders and review all threats and hazards.

Worksheet 1: Strategic Direction

- *Target length (currently 89 pages) – brevity or as much detail as possible?*
  Commissioner Van Beek would like the document that fits the need; she wants to ensure it fits the needs of the county; Commissioner Holton cautioned about brevity because it could be a disservice to some county entities.
- *Will the document be made accessible to the public or be considered for official use only?*
  FEMA recommends a "whole community approach". Commissioner Holton feels there are parts that will be public and parts that are for official use only.
  Ms. Wendelsdorf said that the current EOP is not a public document.
- *Do the intended audiences (responsible agencies/partners) expect detailed/technical instructions or strategic guidance for each scenario?*
  Ms. Rice explained that most department/offices have very detailed SOPs that are protected. Most of the time an EOP serves as a coordinating document. If this were to be a protected document as many details as possible can be included, however, if it is going to be publicly available there is probably some redaction that needs to be done. In response to a question from Commissioner Van Beek, Ms. Wendelsdorf spoke to how the municipalities interface.

- *If the document is going to made accessible to the public will it be presented at LEPC (public meeting) for comment?*
  Ms. Wendelsdorf explained this can be addressed thru a LEPC meeting but there really is not a lot of public participation, it is mainly the planning partners from different agencies within the county. Previously, questions have been posted on social media, such as NextDoor, to solicit public input. Commissioner Van Beek would like to see the document made available for public comment. Commissioner Holton would be favorable to having the comment period open for longer if necessary.

Discussion ensued regarding an emergency management training being offered to elected officials at both the county and city levels; the Board would like to see something planned with the hope for better participation than previous attempts.

- *Is the document going to be distributed electronically, printed, or both?*
  Commissioner Holton said he is okay with the document being printed but he is not willing to track where all the copies are. If it is distributed electronically, individual agencies could be responsible for printing their own copy. Commissioner Van Beek suggested there could be limited distribution available in the Commissioners' Office, Sheriff's Office, and/or Emergency Operations. Ms. Wendelsdorf suggested a link to the public portions of the plan could be added to the Emergency Management page of the website.
- *Should agency distribution be tracked?*
  Commissioner Holton said the county will be the holder of the entire document electronically and official requests could be made for the document in its entirety and redacted accordingly.
- *Should the document contain links to additional/cited resources or comprehensive/self-contained and cite references?*
  Links will be cited in the digital version.
- *The 2019 version does not include maps, should maps be included in the updated version?*
  Commissioner Van Beek would like to see maps included. Commissioner Holton would like to see it tied to a GIS map that has the most up-to-date city limits.
- *The current plan uses Emergency Support Functions (EFS), the new evolution is to use the Lifelines Implementation Toolkit. Which would the Board like to use?*
  Ms. Wendelsdorf's preference would be to move towards the Lifelines. Commissioner Van Beek is in favor of moving towards the Lifelines concept. Commissioners Brooks and Holton concur with moving to the Lifelines concept.

<u>Worksheet 2: Participating Agencies</u>

- 2019/currently participating agencies
- Recommended agencies

Ms. Rice requested Ms. Wendelsdorf work with the Board as to which agencies they'd like to see included.

Worksheet 3: Action Annexes

- Current EOP Action Plans/Current Mitigation Hazard Rankings
- 2025 Incident Action & Support Action Annexes
  Ms. Rice is looking for input from the Board as to whether certain annexes should be added or removed. This list must be decided upon in order to set the survey questions.

Worksheet 4: Draft Survey Questions

The Board would like the opportunity to review the information provided today, along with reviewing the Kootenai County plan. Commissioner Holton requested from Ms. Wendelsdorf a master-list of considerations by other entities. The Board feels that at least one more meeting on this topic will be necessary.

Ms. Wendelsdorf provided an update to the Board on the IMT (Incident Management Team). This has been worked on for the past year with the help of High Focus. Students on the federal, state and local level from as far away as Virginia, members of the US Coast Guard, and Idaho Department of Lands have attended these classes. Six of the classes have been completed with three more still to come. A full-scale exercise will happen the week of June 16th to which Ms. Wendelsdorf has invited the Board to attend. Discussion ensued regarding the costs of the class and the possibility of finding grant monies.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek.

The meeting concluded at 3:51 p.m. with an audio recording on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 26, 2025

No meetings were held this day.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 27, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Jay Gibbons, Director of Development Services - Appointed Director (Previously Interim Director)
- Kona Marie Bustos, CCSO Customer Service Specialist – transfer
- Dominic Resendez, Juvenile Detention Officer – new hire
- Matthew Demelo, Deputy Sheriff – add detective and on-call pay which was missed in the FY25 changes
- Amanda Eileen Woodward, CCSO Emergency Communications Officer I – new hire
- Kevin Curl, Corporal – promotion and transfer

APPROVED PURCHASE ORDERS

The Board approved the following purchase order:

- Southern Idaho Electric in the amount of $9000 for the Facilities department (PO #6265)

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Danelion Brewery to be used 3/15/25 for a brunch event
- Raising Our Bar to be used on 3/8/25 for the Brink wedding
- Raising Our Bar to be used on 3/15/25 for the Gross wedding
- Raising Our Bar to be used on 3/16/25 for the Jordan wedding
- Raising Our Bar to be used on 3/21/25 for the Meyer wedding
- Raising Our Bar to be used on 3/22/25 for the McCoy wedding

FILE IN MINUTES

The Board filed in today's minutes the Treasurer's quarterly report for October 1, 2024 – December 31, 2024 and the monthly report for December 2024.

FILE IN MINUTES

The Board filed in today's minutes the December 2024 minutes.

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 9:30 a.m. with county attorneys for a legal staff update. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli (left at 10:29 a.m.), Deputy P.A. Zach Wesley, and Deputy Clerk Jenen Ross.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:31 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli (left at 10:29 a.m.), and Deputy P.A. Zach Wesley. The Executive Session concluded at 10:34 a.m. with no decision being called for in open session.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 11:30 a.m. to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Office Manager Jennifer Almeida, Treasurer Jennifer Watters (left at 11:34 a.m.), Assessor Brian Stender (left at 11:34 a.m.), Chief Deputy Assessor Greg Himes (left at 11:34 a.m.), and Deputy Clerk Jenen Ross.

Treasurer Watters said both of these losses are from the microburst in June.

Consider casualty loss application for Fort Boise Produce / Charles Farmer, PIN 39319000 0: The tax cancellation amount is $1139.65. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to reduce the amount of taxes collected on this property due to the microburst by $1139.65.

Consider casualty loss application for Golden West Produce, PIN 39313000 0: The tax cancellation amount is $2219.01. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to approve the reduction of taxes due on this property by $2219.01.

Consider resolution issuing a refund to Vicki Jansson Family Trust / Purple Sage Landing Subdivision, Case nos. RZ2022-0014, RD2022-0014 and SD2022-0052: Ms. Almeida said the applicant submitted three applications on 10/26/22 and paid fees in the amount of $3070.00. A review was provided of the work completed for the applications. Based on the work that has been completed, DSD is recommending a refund in the amount of $1688.50 be issued. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to issue a refund to Vicki Jansson Family Trust / Purple Sage Landing Subdivision, Case nos. RZ2022-0014, RD2022-0014 and SD2022-0052 (resolution no. 25-029).

Consider resolution issuing a refund to Canyon Creek Gardens/Symms, Case no. CU2024-0015: Ms. Almeida explained there was an application submitted for a conditional use permit for food processing and paid fees in the amount of $950.00 (CU2024-0015). Prior to this application, a conditional use application was submitted for a retail nursery (CU2024-0002). After review by DSD staff, it was suggested that the applicant apply for one conditional use permit for both uses in the ag zone. Based on the suggestion by DSD, the applicant chose to withdraw the CU2024-0015

request and include this with the previous application. There was not much work done on this application so DSD is recommending a refund of $712.50. Upon the motion of commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to issue a refund to Canyon Creek Gardens/Symms, Case no. CU2024-0015 (resolution no. 25-030).

Consider resolution issuing a refund to Powers Butte Energy Center, LLC, Case no. CU2024-0004: The applicant applied for a conditional use permit on 2/2/24 and paid fees in the amount of $950.00. A review was provided of the work completed. Based on the work done, DSD is recommending a refund of $712.50. Commissioner Brooks made a motion to approve the resolution issuing a refund to Powers Butte Energy Center, LLC, Case no. CU2024-0015 as presented. The motion was seconded by Commissioner Van Beek with discussion noting the correct case number of CU2024-0004. Commissioner Brooks amended the motion to the correct case number which was seconded by Commissioner Van Beek and carried unanimously (resolution no. 25-031).
The meeting concluded at 11:34 a.m. and an audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO TO IDAHO CODE, SECTION 74-206 (1)(A), (B), AND (D) - REGARDING PERSONNEL MATTERS AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 1:33 p.m. pursuant to Idaho Code, Section 74-206(1) (a), (b), and (d) regarding personnel matters and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, HR Director Marty Danner, and Interim DSD Director Jay Gibbons. The Executive Session concluded at 1:50 p.m. with Commissioner Holton stating there were no decisions reached. He asked HR Director Danner to prepare a "blue sheet" (an employee status change form) for the Board's consideration for Jay Gibbons for the position of DSD Director. COO Rast said he will prepare communication for this matter. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 1:51 p.m. An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

DISCUSSION REGARDING IMPACT FEES

The Board met today at 2:03 p.m. for a discussion regarding impact fees. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Director of Constituent Services Aaron Williams, Colin McAweeney with TischlerBiseGalena, Coroner Jennifer Crawford, Parks Director Nicki Schwend, Outdoor Recreation Planner Alex Eells, Facilities Director Rick Britton, Sheriff's PIO Joe Decker, Captain Harold Patchett, Chief Deputy Sheriff Doug Hart, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Zach Wesley, and Deputy Clerk Monica Reeves. Clerk Rick Hogaboam arrived at 2:35 p.m. On February 4, 2025, Director Williams and Colin McAweeney gave an overview to the Board of an impact fee study they were doing and to get a

sense of which departments can use it. They had given a high-level view of growth projections and what can be expected from the financial side of things if the County were to collect impact fees, and said we are now at the point of seeing which departments/areas of the County the Board would like the impact fee committee to explore. So far, they have the following rough estimates of impact fee collections over a 10-year span:

- $9M for the jail
- $800,000 for the Coroner
- $1.4M for Parks
- Sheriff's training facility - yet to be determined

Mr. McAweeney said it's not a commitment of adoption of any of those four areas, and although it's eligible under state code perhaps there are priorities the Board wants them to focus their effort on. They scoped the project in a way where if we did not move forward with one of the components they would not charge the full amount; it's ala carte. There was discussion regarding growth projections; the 6-8 week timeline for developing draft numbers; how the fees could be used; whether cities would be willing to collect county impact fees; the need to have a meeting with the two major cities before proceeding; determine what the realistic expectations of impact fees are; the challenges of negotiating with municipalities on impact fees; concerns that the projected amounts are not sufficient; funding sources for a new jail as well as ambulance services; and questions about how to utilize an impact fee for the Sheriff's Office given the parameters involved. Commissioner Brooks said he only wants to move forward with the jail component, not the other three areas. Commissioner Van Beek believes the County would benefit by looking at fees for the parks and the Coroner's Office. Commissioner Holton said growth needs to pay its way and in his opinion these numbers do not reflect that. He is in favor of moving forward with all four items and getting more data, but said we should take the items to the cities and see if they are in or out because if one of the major two cities does not want to participate it will be difficult to go forward. Mr. McAweeney said if we do the Sheriff's training facility, it's only collecting a fee in the unincorporated areas and not approaching the cities with the Sheriff component. Parks will probably be the biggest hurdle. He asked if the Board would be open to collecting a park impact fee in specific portions of unincorporated Canyon County ? Commissioner Holton said it would not add up to much and it would get complicated. Mr. McAweeney said impact fees might not be the top revenue source for certain funding strategies. $9M gets us 20% of phase 1 of the jail expansion for 250 beds. Impact fees can be used as a way to help with referendums, and if a local option sales tax is available to us in the future it might help get voter approval. Commissioner Van Beek is in favor of reaching out to the cities and then see what the proposed plan is to see if the value for what we're going to get is worth the effort we are going to expend. Commissioner Holton said part of this is taking concepts and taking it to the city councils of Nampa and Caldwell and get a temperature check because it's not worth the time if we are just doing it for rural Canyon County. Commissioner Van Beek agrees and wants to explore whether there are needs that haven't been identified or contemplated. Director Williams recommends we progress forward and see where are our partners are at and come back to the Board with the hard numbers. Clerk Hogaboam said a 10-year capital improvement plan needs to be a foundational premise in which you would work to establish the existing level of service and what the growth prorated share is to

work into the formula. He spoke about the effects of HB389 and how in some cases it has impaired what those 10-year assumptions were and what the tax increment base would be over 10 years. Impact fees are legally restricted but they must fund the project that you said it was going fund and to fund the rest of the project requires that you need to have the budget capacity and if it becomes clear you don't have the budget capacity then it could be "pie in the sky" that you're collecting fees and the County doesn't have the capacity to do its prorated share. It forces the conversation about what is the equitable share of all parties paying for the needs they are creating, but it will force us to determine the County's capacity to do the major capital things. The capacity of the County to look at fund balance is somewhat encumbered to satisfy the major capital projects that exceed what you are collecting. Commissioner Van Beek said the decision to not collect $14M in one year and then raise salaries by $11M was not this current Board's decision, and that $25M spread has an impact and there is a workout that has to be done that impacts our current expense, our fund balance. Director Williams will check with the cities and report back to the Board. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 2:57 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 28, 2025

No meetings were held this day.

There were no Board of Equalization matters that came before the Board this month.

THE MINUTES OF THE FISCAL TERM OF FEBRUARY 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 3, 2025

No meetings were held this day.

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Parma Ridge Wine & Spirits to be used 3/8/25 for the Parma Booster Club Dinner and Auction

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved an employee status change form for:

- John Vietti, Landfill Operations Manager, filled vacant position

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 4, 2025

COMMUTER VEHICLE AUTHORIZATION FORM

The Board approved commuter vehicle authorization forms for:

- Dawn Pence, Fleet
- Jeremy Cucco, IT

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

The Board met today at 9:32 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek and Zach Brooks, Prosecuting Attorney Chris Boyd, Senior Chief Deputy Ingrid Batey, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Elections Supervisor Haley Hicks (left at 9:34 a.m.), Landfill Director David Loper, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a Resolution Classifying Records of the Canyon County Clerk and Authorizing the Destruction of Certain Records: Ms. Hicks explained that these records have met the statutory requirement for retention and with moving to the new building they are working to destroy and unnecessary paperwork that has met the statutory requirements. Ms. Hicks read into the record items to be destroyed with this resolution. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution classifying records of the Canyon County Clerk and authorizing the destruction of certain records (see resolution no. 25-032).

Consider License Agreement with Clean Earth Environmental and Global Spectrum, LP; and Consider Amendment No. 1 to Agreement No. 18-091: Zach Wesley explained these agreements and amendment are all related to the household hazardous waste event that will be happening next weekend at the Idaho Center. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the license agreement with Clean Earth Environmental and Global Spectrum, LP (agreement no. 25-018) and Amendment no. 1 to agreement no. 18-091 (agreement no.25-091).

Discussion ensued regarding potentially putting out an RFP for hazardous waste collection.

Consider Approving Prosecutor's Office Dress Code Policy: Mr. Boyd said the purpose is to ensure his office is represented as professionally as possible. They have found it necessary to be more specific than the general county dress code policy. Commissioner Van Beek made a motion to approve the Prosecutor's Office dress code policy. The motion was seconded by Commissioner Brooks and carried unanimously. A copy of the dress code policy is on file with this day's minutes.

The meeting concluded at 9:45 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH THE ADMINISTRATIVE DISTRICT JUDGE AND TRIAL COURT ADMINISTRATOR

The Board met today at 10:31 a.m. with the Administrative District Judge and the Trial Court Administrator. Present were: Commissioners Leslie Van Beek and Zach Brooks, ADJ Thomas Whitney, COO Greg Rast, TCA Benita Miller and Assistant TCA Chris Paulson (arrived at 10:33 a.m.), and Deputy Clerk Jenen Ross. The following discussion topics ensued:

- The renovation of courtroom 315 is going well and Judge Whitney appreciates the work that has been done by facilities.
- They are in the process of selecting a new magistrate judge. The meeting is scheduled for the 11th and a decision is anticipated at that time.
- Mr. Rast gave an update on the project to get cameras in courtrooms. Judge Whitney is still in favor of the effort but said there is a need for judges to have the ability to blackout/blur certain elements and/or to stop the recording when necessary.
- Ms. Miller reported everything is going well. The new Budget Analyst person is doing great and the PT Court Assistance Officer position is open again.
- The District III transition to state public defense is going fairly smooth, especially in Canyon County.
- Mr. Rast asked about interpretive services specifically related to the budget.

The meeting concluded at 10:31 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER SIGNING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER FOR FALCON RIM SUBDIVISION, CASE NO. SD2022-0047; AND FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, DEVELOPMENT AGREEMENT, AND ORDINANCE FOR BONNIE VANCE VERMAAS, CASE NO. CR2022-0022

The Board met today at 11:02 a.m. to consider signing the Findings of Fact, Conclusions of Law, and Order for Falcon Rim Subdivision, Case No. SD2022-0047; and the Findings of Fact, Conclusions of Law, and Order, Development Agreement, and Ordinance for Bonnie Vance Vermaas, Case No. CR2022-0022. Present were: Commissioners Zach Brooks and Leslie Van Beek, DSD Principal Planner Dan Lister, and Deputy Clerk Monica Reeves. The documents were considered as follows:

The Board heard Case No. SD2022-0047 on February 11, 2025 and approved the preliminary plat for Falcon Rim Subdivision. The FCO's reflect what was recommended by the P&Z Commission with some minor changes to the conditions. In response to questions from Commissioner Van Beek regarding flow diversion and easement requirements, Planner Lister said the final plat will have the final irrigation plan that meets the requirements. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the FCO's for Falcon Rim Subdivision, Case No. SD2022-0047, as presented.

The Board heard Case No. CR2022-0022 on February 4, 2025, and reversed the P&Z Commission's recommendation of denial and granted approval subject to the development agreement conditions that staff recommended which included the 2.5-acre lot size and no secondary residences. Staff presented the FCO's with the changes to criteria no. 2 and no. 8 regarding schools and lot sizes, along with the development agreement and ordinance. Commissioner Van Beek said staff's original recommendation to the P&Z Commission was for approval and the Board was consistent with staff's expertise and recommendation in moving this project forward. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the FCO's, ordinance, and development agreement as presented for the Vermaas conditional rezone, Case No. CR2022-0022. (Ordinance No. 25-001 and Agreement No. 25-020.)

The meeting concluded at 11:09 a.m. An audio recording is on file in the Commissioners' Office.
Commissioners Minutes

CONSIDER THE CASUALTY LOSS APPLICATION FOR ANTHONY AND JAMIE DAILEY, PIN 32759118 0

The Board met today at 1:31 p.m. to consider the casualty loss application for Anthony and Jamie Dailey, PIN 32759118 0. Present were: Commissioners Zach Brooks and Leslie Van Beek, Treasurer Jennifer Watters, Certified Property Appraiser Supervisor Holly Hopkins, and Deputy Clerk Monica Reeves. Treasurer Watters reported that the casualty loss is a result of a vehicle being driven into the Dailey's garage. The current value of their property is $464,800, and with the loss deduction of $18,400 it dropped the value down to $446,400, resulting in a decrease in taxes of $147.20.

Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the calculation of casualty loss tax cancellation in the amount of $147.20 based on sustained damage to a structure by property owned by Anthony and Jamie Dailey, Account No. 327591180. The meeting concluded at 1:34 p.m. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO INDIGENT SERVICES

The Board met today at 1:47 p.m. to consider matters related to Indigent Services. Present were: Commissioners Leslie Van Beek and Zach Brooks, Case Manager Kellie George, and Deputy Clerk Jenen Ross. Ms. George presented the following cases for Board consideration:

Case no. 2025-12: Following an investigation by Indigent Services, it was determined the decedent is a Canyon County resident but is not indigent as assets in his name have been identified. Indigent Services is requesting a denial of the case. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to issue a denial as the county is not the payer of last resort and the decedent is not indigent.

Case no. 2025-13: The decedent was a ward of the Board of Community Guardians, and although funds are normally set aside for cremation it has been determined that they were indigent and a resident of Canyon County. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to issue an approval.

Case no. 2006-496: The debt to the county has been satisfied and Indigent Services is requesting a release of lien. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the release of lien.

The meeting concluded at 1:50 p.m. and an audio recording is on file in the Commissioners' Office.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 5, 2025

No meetings were held this day.

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Prime Construction in the amount of $28,732.00 for the Facilities department (PO #6244)
- Dell in the amount $11,015.22 for the Information Technology department (PO #6194)

MARCH 2025 TERM

APPROVED CATERING PERMIT

- The Board approved an Idaho Liquor Catering Permit for O'Michael's Pub & Grill to be used on 3/30/25 for the Cantrell wedding.

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

The Board met today at 9:30 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Trent McRae, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Facilities Director Rick Britton (arrived at 945 a.m. and left at 10:05 a.m.), Director of Indigent Services Yvonne Baker (left at 9:35 a.m.), Case Manager Kellie George (left at 9:35 a.m.), Case Manager Jenn Odom (left at 9:35 a.m.), Lt. Martin Flores (left at 9:42 a.m.), Parks Director Nicki Schwend (left at 10:05 a.m.), COO Greg Rast, Stephanie Baumert (left at 9:35 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider signing Resolution Appointing Volunteer, Stephanie Baumert, to the Canyon County Board of Community Guardians: Ms. Baumert gave a background on herself and what she hopes to achieve being part of the Board of Community Guardians. Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to sign the resolution appointing volunteer, Stephanie Baumert, to the Canyon County Board of Community Guardians (resolution no. 25-033).

Consider signing Resolution Appointing Volunteer, Cynthia Alleman, to the Canyon County Board of Community Guardians: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution appointing volunteer, Cynthia Alleman, to the Canyon County Board of Community Guardians (resolution no. 25-034).

Consider signing Memorandum of Understanding between Bureau of Land Management, Department of the Interior, and Canyon County Parks, Cultural and Natural Resources Department for Cooperation and Coordination between Parties: Mr. Wesley explained this is a renewal of the previous agreement; the MOU is on a 5-year renewal cycle. There were only minor wording changes but nothing substantial. Director Schwend provided an explanation of the reason for this MOU which is mainly a cooperative agreement between agencies working towards the same goals. Additionally, it will be beneficial when applying for grants. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the MOU between the Bureau of Land Management, Department of the Interior, and Canyon County Parks, Cultural and Natural Resources department for cooperation and coordination between parties (agreement no. 25-022).

Consider signing Memorandum of Understanding Between Canyon County Parks, Cultural and Natural Resources, Canyon County, and Canyon County Sheriff's Office: Mr. Wesley said this is the second and final part of the arrangement for expansion to the gun range for the Sheriff's Office. This agreement puts into writing the granting of access to the Sheriff's Office thru property owned by the Parks department for access to the new training area. Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to sign the MOU between Canyon County Parks, Cultural and Natural Resources, Canyon County, and Canyon County Sheriff's Office (agreement no. 25-023).

Consider Signing Legal Notice for Public Hearing to Consider Public Comment Regarding Proposed New Service Fees and Increases in Existing Fee Schedules and Setting a Fee Increase for participating in the Canoe Science Camp: Mr. McRae confirmed this has been reviewed by legal. Commissioner Van Beek made a motion to sign the resolution increasing the participation fee for the Canoe Science Camp operated by the Canyon County Parks, Cultural and Natural Resources department from $60 to $65 as presented. The motion was seconded by Commissioner Brooks and carried unanimously.

Consider Apex Software Support Agreement: Mr. Rast explained this is the software maintenance agreement for door controls/locks and cameras throughout the county campuses.

Commissioner Van Beek said that her previous motion did not include signing of the legal notice giving the public the opportunity to comment on the increase in fees for Development Services as well as the fee increase for the Canoe Science Camp, the public hearing will take place on March 20, 2025 at 9:30. She made a motion to sign the legal notice for the public hearing by the BOCC for that date. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Holton confirmed that the Apex Software agreement has been reviewed by legal.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the Apex Software Support agreement (agreement no. 25-021).

Mr. Rast spoke about an email request he received from the Director of Misdemeanor Probation, Jeff Breach, looking for direction. Mr. Rast read the email into the record as follows:

Email from Director Breach to Mr. Rast dated March 5, 2025: ICE has requested that I provide them with a list of all probationers who are potentially in the country illegally. I'm working on seeing if there is a report that I can run out of Odyssey which would give me a possible list. I'm doubtful that there is, so this will most likely be a very manual process. I'm going off the assumption that the BOCC wants me to provide ICE with this information?

The Board is in favor of complying with the request by ICE.

Assessor Stender has received request from Vallivue Academy regarding use of parking at the DMV during spring construction of a school located directly across from the DMV. The Board is

supportive as long as the Assessor is okay with it. Legal can prepare an MOU to release the county from any liability.

A question has been raised regarding borrowing funds from Enterprise Fund. Mr. Wesley said this question has been given to Chief Deputy Bazzoli so he would defer until Mr. Bazzoli is available.

Mr. Rast said he has been approached by Director Schwend, Cpt. Patchett, and Director Britton regarding the gun range advisory committee. Now that the Parks department and the Sheriff's Office have joined on a training facility at the gun range there may not be much value to the meetings at this point and wonder if the advisory board can be dissolved. The Board is supportive of dissolving the committee as it currently stands. Mr. Wesley believes the ordinance may need to be repealed and the meeting structure could be done less formally with participation from county employees and community members; the committee and criteria could be established by resolution. Director Schwend would like a letter drafted thanking members for their service to the committee which the Board instructed her to work with Mr. Rast on.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 10:05 a.m. pursuant to Idaho Code, Section 74-206(1) (f) to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Deputy P.A. Trent McRae, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, and COO Greg Rast. The Executive Session concluded at 10:22 a.m. with no decision being called for in open session.

The meeting concluded at 10:22 a.m. and an audio recording of the open portion is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER RESOLUTION APPROVING AN ALCOHOLIC BEVERAGE TRANSFER LICENSE FOR DIAMANTE RESTAURANT, LLC DBA DIAMANTE RESTAURANT

The Board met today at 10:31 a.m. to consider a resolution approving an alcoholic beverage transfer license for Diamante Restaurant, LLC dba Diamante Restaurant. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Director Jay Gibbons, DSD Principal Planner Josh Johnson, Deputy PA Zach Wesley, COO Greg Rast, and Deputy Clerk Monica Reeves. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the alcoholic beverage transfer license for Diamante Restaurant, LLC dba Diamante Restaurant. (Resolution No. 25-035.) The meeting concluded at 10:31 a.m. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:32 a.m. for a DSD general business meeting. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Director Jay Gibbons, DSD Principal Planner Josh Johnson, Deputy PA Zach Wesley, COO Greg Rast, and Deputy Clerk Monica Reeves. Topics were as follows:

- Director Gibbons is working with HR to fill the DSD Assistant Director position.

- He provided stats for administrative splits for the past year, and submitted reports titled *Zoning Application by Case Number*, and *Zoning Application Count and Revenue by Type*.

- GIS maps illustrating the parcels in the County that were 1-acre, 2-acre, 5-acre, 20-acre and larger and it shows we have been fragmenting agricultural land for a number of years, and a lot of that occurs within the areas of city impact. Having a conversation about updating the original parcel would also go hand-in-hand with entertaining what we would need to do to fix the administrative split ordinance itself.

- Concerns with the newest proposal on the APA bill and that as the language of the bill evolves it will impact long-range planning in Canyon County. Principal Planner Johnson said asked the Board to point staff in the direction of in terms of what we are trying to solve for, and then issue identification as to how we get there. Commissioner Van Beek wants more time and information to look at the consequences on where we are driving. As she reads the bill, she has no interest in entertaining any level of socialism or government-driven mandates. Part of the bill says that a designation of protected ground cannot have a negative impact on a surrounding property so it's almost in reverse and she doesn't think we have enough time dedicated to looking at special areas of interest in the County where that growth is occurring. It requires a dedicated effort in working with the cities to look at their impact areas and where they are growing. She spoke about a recent meeting of the Nampa City Council involving nearly 300 acres of prime farm ground with more than 10,000 rooftops by the time the build-out is done, and she said that area of impact has not been approved by the Board yet. There are a lot of interests and more workshops are needed. Commissioner Holton said he wants the GSI (GIS) map that Director Gibbons referenced to be posted on the website so there is factual representation of the splits and divisions of agricultural land. Too many people think the land in the County consists of 80 to 640-acre parcels, but those are pretty much nonexistent except for the Dry Lake area. Commissioner Van Beek said the amendment to the legislation also removes Board control on the designation for parcels in the agricultural preservation area and it would go to a commission for review and the Board would only see it on appeal. There is a proposal that there would be no zoning adjustments or comprehensive plan

adjustments and her concern is how are succeeding generations, city leaders, and county officials supposed to identify except through another map. There are inconsistencies in the zoning map with the comprehensive plan even though they were entitled to the zoning designation. If the maps reflected what was on the ground it would give us a better idea of what we are dealing with. Director Gibbons said staff can make the maps more public and open that conversation. Commissioner Holton said when he took office there were 96,000 parcels and today there are over 106,000 parcels. Canyon County is unique by the number of potential ways you can split an original parcel, while most counties are at four divisions, then to a subdivision. He has not experienced the legislature creating new land use law outside of the local land use planning act and it's not directly tied to LLUPA in any way, and their intent is not clear and there will be repercussions. He would appreciate the organization that's behind it meeting with the Board rather than just being the author of the law. It's bad land use law and he would rather it be fair and consistent and he hopes we can get to the original parcel definition and go through public hearings and come out with a good description of what that is so we can rely upon it.

- Discussion regarding the nonviable portion of the ordinance which allows additional divisions in farm area when people in the farming community either sell for development or to someone else and a change in ownership creates a potential for change. The nonviable opportunity has morphed over the years from having a robust set of criteria to being watered down to the point where it doesn't mean anything. It takes a lot to not be nonviable in some areas, and if we're going to keep nonviable, we need to bump up the criteria again.

- Due to recent complaints about the building permit and inspection process, Director Gibbons would like to have the building official meet with the Board and to talk about how they sort through their processes and give an update on how they do their work. With the leadership in DSD they believe they can make progress on the issue.

- Brief update on personnel within the department, including the internal posting of the planning supervisor position.

- P&Z Commission membership; they are down to five P&Z Commissioners.

Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 11:24 a.m. An audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER RESOLUTION UPDATING THE INDIGENT SERVICES DEPARTMENT TO COUNTY ASSISTANCE, AND THE TITLE, JOB DESCRIPTION, AND GRADE FROM THE DIRECTOR OF INDIGENT SERVICES TO COUNTY ASSISTANCE DIRECTOR

The Board met today at 1:31 p.m. to consider a resolution updating the Indigent Services Department to County Assistance, and the title, job description, and grade from the Director of Indigent Services to County Assistance Director. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, HR Director Marty Danner, Indigent Services Director Yvonne Baker, Chief Deputy Jess Urresti, Clerk Rick Hogaboam, and Deputy Clerk Monica Reeves. COO Rast said as part of the FY2025 budget process the Clerk changed the budgetary notation from Indigent Services to County Assistance and today's action is to align with that change. HR Director Danner said upon review of the job description and considering what neighboring counties are doing with an equal position within their counties she believes the job warrants a change in salary from a grade 15 to a grade 16. Her initial memo said there would be zero fiscal impact, however, she had transposed the numbers and said there will be a small fiscal impact of $1,144. Clerk Hogaboam thanked the HR Department for their efforts in bringing forward this change, and he spoke about whether adjustments to salaries should be considered midyear or during the budget process. Director Danner said we needed to change the name of the department and that's what caused this midyear reevaluation of the role. Normally, this would be part of the budget workshop process. COO Rast said Director Baker's position should have been evaluated a long time ago and he spoke of what she brings to the County and how the position needs to be at a grade 16 to align with the other directors and assistant directors throughout the County. Commissioner Van Beek said Director Baker has tenure and supervisory skills and moves to different departments as needed. She is in favor of the request, but noted she will not consider other midyear adjustments. Commissioner Brooks supports the request. Commissioner Holton said he knew the position needed to be upgraded and he supports the change, but he will not entertain other midyear increases. He said moving Director Baker into this position honors her abilities and how Canyon County utilizes her and then he made a motion to approve the resolution as presented and to give the HR Director the ability to modify her memo that delineates the $1,144 change and approve the resolution as presented. The motion was seconded by Commissioner Van Beek and carried unanimously. (Resolution No. 25-036.) There was discussion regarding indigent services and how the state has mostly taken that back, as well as the County's role in the board of community guardians. Additionally, they are looking into whether it would be fair for the County to retain some sort of administrative allocation for collecting on behalf of the state. This will be further discussed as part of the upcoming budget workshops. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 1:52 p.m. An audio recording is on file in the Commissioners' Office.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 7, 2025

APPROVED CATERING PERMITS
The Board approved an Idaho Liquor Catering Permit for:

- Legends Sports Pub & Grill to be used on 3/23/25 for a birthday celebration

MEETING FOR PRESENTATION ON LANDFILL RENEWABLE NATURAL GAS

The Board met today at 10:01 a.m. for a presentation on the landfill renewable natural gas. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Landfill Director David Loper, Assistant Landfill Director Daniel Pecunia, Landfill Environmental Kip Weimers, Director of Constituent Services Aaron Williams, Clerk Rick Hogaboam (arrived at 10:12 a.m.), Controller Kyle Wilmot, COO Greg Rast (arrived at 10:14 a.m.), Maureen McGraw with Tetra Tech, Paul Stout and Pam Reed with Tetra Tech participated via Teams video conference, SWAC Committee members Tom Points, Doug Amick, Mark Christianson, and Craig Hunter,
Other Interested Citizens, and Deputy Clerk Jenen Ross.

Director Loper said today's meeting is to provide a high-level overview of the landfill gas collection system, where it's at now and where it's headed in the future in regard to using the methane gas that is produced.

A PowerPoint presentation was reviewed which covered the following:

- How landfill gas is generated
- Requirement for installation and operation of a landfill gas collection system
- Landfill gas composition
- Projected landfill gas generation based on permitted design (including graph)
- Quality and quantity of landfill gas
- Landfill gas collection and control system
- Options for use of the gas collected; generally, it is either used to generate electricity or converted to renewable natural gas – a brief overview of the logistics and economics of both options was provided.

Ms. McGraw noted that if nothing is done in terms of another project, the flare system will need to be upgraded. The current candlestick flare is estimated to be good for about 10 years

Based on a question from Director Loper, Mr. Stout said projects usually take 2-4 years from the time a contractor is chosen for the project, it generally doesn't include the RFP process. He also provided information on how the project typically move thru the process.

Director Loper explained that the RFP is going to be pretty complex as there are a lot compliance measures that need to be taken into consideration. Additionally, as the landfill gas system and flare grow, there will likely be more infrastructure costs. At this point he would like to take this information to the SWAC and then bring information back to the BOCC with a possible recommendation. Director Loper really thinks there needs to be 3rd party involved to assist in evaluating the market, draft the RFP and evaluate proposals as the project is quite complex.

Commissioner Holton would like to see some real-world examples of a similar operation.

Mr. Stout spoke more about how the RFP process would work and be able to address the questions and/or concerns that may arise.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

A copy of the PowerPoint reviewed is on file with this day's minutes.

The meeting concluded at 10:58 a.m. and an audio recording is on file in the Commissioners' Office.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 10, 2025

Tour Ada County Courthouse and Ada County Coroner's Office

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 11, 2025

APPROVED PURCHASE ORDERS
The Board approved the following purchase orders:

- Commercial Electronics in the amount of $31,336.82 for the Sheriff's Office (PO #6206)

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved an employee status change forms for:

- Yvonne Baker, change in job title and increase in wage grade from 15 to 16
- Michael Yolton, promotion to Clerk III
- Karlie Robles, Criminal Clerk, new hire
- Jacquelin A. Smith, promotion to Lead Victim/Witness Services Coordinator
- Hannah Forman, In-court Clerk, new hire
- Justin Carlock, promotion from Clerk I to Clerk II
- Martha Ortega, promotion from Clerk I to Clerk II
- Joshua Johnson, promotion to Assistant Director of DSD

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

The Board met today at 9:38 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Prosecuting Attorney Chris Boyd (arrived at 10:07 a.m.), Senior Chief Deputy Ingrid Batey (arrived at 10:07 a.m.), Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Ben Cramer, Deputy P.A. Laura Keys, Director of Misdemeanor Probation Jeff Breach (left at 9:40 a.m.), Parks Director Nicki Schwend (left at 10:03 a.m.), Assistant Parks Director Michael Farrell (left at 10:03 a.m.), Outdoor Recreation Planner Alex Eells (left at 10:03 a.m.), Facilities Director Rick Britton (left at 10:12 a.m.), Weed and Pest Superintendent Cory Flatt (left at 10:03 a.m.), Facilities Sr. Administrative Specialist Hayli Marcilliat (left at 10:03 a.m.), Facilities Office Manager Becky Kearsley (left at 10:03 a.m.), Director of County Assistance Yvonne Baker (left at 10:05 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a Resolution Classifying Records of Misdemeanor Probation and Authorizing Destruction of NCIC Criminal History Logs: Director Breach explained these are basically control logs for intakes and are used during audits done by Idaho State Police. Following the audit, the records only need to be kept for 5 years. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution Classifying Records of Misdemeanor Probation and Authorizing Destruction of NCIC Criminal History Logs (resolution no. 25-037).

Consider 2025 Celebration Park Boater Improvements Project – Phase 1 – Invitation for Bids; and Consider legal notice inviting bids for the 2025 Celebration Park Boater Improvements Project – Phase 1: Director Schwend said that the last time this project was put out for bid they came back extremely high mainly due to the complexity of the project. Additionally, some of the information provided in the RFP needed to be more detailed. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the 2025 Celebration Park Boater Improvements Project – Phase 1 – Invitation for Bids and the legal notice inviting bids for the 2025 Celebration Park Boater Improvements Project – Phase 1.

Consider Ordinance Establishing and Adopting Chapter 2, Article 13, Tall Grass and Weeds; and Consider Summary of Ordinance Establishing and Adopting Chapter 2, Article 13, Tall Grass and Weeds: Director Britton explained they are working to streamline some of the processes related to code enforcement. He and Mr. Cramer spoke about how they developed the guidelines for constructing the ordinance and the processes that will be in place once the ordinance is adopted. There are some revisions needed so this will be brought back during legal staff on Thursday, March 13th.

Cynthia Alleman, who was recently appointed to the Board of Community Guardians, was introduced to the Board.

Discussion ensued about bringing food trucks to the courthouse campus. Director Britton has been working to determine the best place for them to park and think perhaps 11th Ave between Albany

and the railroad tracks could be vacated and used for this purpose. He is currently working through the steps to see if this can happen. Mr. Cramer spoke to the agreement component of having food trucks on the property which will require them to have sufficient liability insurance.

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 10:12 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Brooks took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Zach Brooks and Leslie Van Beek, Prosecuting Attorney Chris Boyd, Senior Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Ben Cramer, Deputy P.A. Laura Keys, and COO Greg Rast. The Executive Session concluded at 10:25 a.m. with no decision being called for in open session.
At the conclusion of the executive session the following action item was considered:

Consider Ratifying Former Employee Agreement: Commissioner Van Beek made a motion to sign the separation and release agreement ratification signature page as presented by legal staff. The motion was seconded by Commissioner Brooks and carried unanimously (agreement no. 25-024).

Commissioner Van Beek made a motion to continue the action items regarding the Ordinance Establishing and Adopting Chapter 2, Article 13, Tall Grass and Weeds and associated summary to Thursday. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 10:26 a.m. and an audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER SIGNING THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, DEVELOPMENT AGREEMENT, AND ORDINANCE FOR CASE NO. CR2022-0003 (LWD DEVELOPMENT, INC.); AND THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, DEVELOPMENT AGREEMENT, AND ORDINANCE FOR CASE NO. CR2022-0007 (GREG PAYNE)

The Board met today at 10:35 a.m. to consider signing the Findings of Fact, Conclusions of Law, and Order (FCO's), Development Agreement, and Ordinance for Case No. CR2022-0003 (LWD Development, Inc.); and the Findings of Fact, Conclusions of Law, and Order (FCO's), Development Agreement, and Ordinance for Case No. CR2022-0007 (Greg Payne). Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Principal Planner Dan Lister, DSD Principal Planner Michelle Barron, and Deputy Clerk Monica Reeves. The documents were considered as follows:

- On February 18, 2025 the Board approved Case No. CR2022-0003, a request by LWD Development, Inc., for a conditional rezone of 72.8 acres from an "A" (Agricultural) Zone to a "CR-R-1" (Conditional Rezone - Single Family Residential) Zone. Principal Planner Barron reported that the documents reflect the Board's decision, including the additional condition stating that a conditional use permit is required for secondary dwellings. The condition requiring the SWDH pre-development meeting was removed because the applicants have already met that condition. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the FCOs as well as the development agreement, and the ordinance for Case No. CR2022-0003 for LWD Development, Inc., as presented. (Agreement No. 25-025, and Ordinance No. 25-002.)

- On February 19, 2025 the Board approved Case No. CR2022-0007, a request by Greg Payne for a conditional rezone of 21.84 acres from an "A" (Agricultural) to the following:
  a. Northmost 7+/- acres will be zoned "CR-C-1" (Conditional Rezone - Neighborhood Commercial) and restricted the use to a mini storage/RV storage facility and quasi-public uses; and
  b. The remaining 14+/- acres will be zoned to "CR-C-2" (Conditional Rezone – Service Commercial) with limited uses
  c. Development agreement with conditions limiting uses and site impact to adjacent properties

  Principal Planner Lister said the approval was granted subject to some changes, including excepting a certain area from landscaping and to add a disclosure regarding the irrigation and drainage to future owners. It was reviewed by the applicant and found to be satisfactory. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the FCOs as well as the development agreement, and the ordinance for Case No. CR2022-0007 for Greg and Pam Payne. (Agreement No. 25-026, and Ordinance No. 25-003.)

The meeting concluded at 10:39 a.m. An audio recording is on file in the Commissioners' Office.

GO ON RECORD TO CONTINUE: PUBLIC HEARING: APPEAL BY TERESA JARDINE REGARDING THE DENIAL OF AD2023-0020 FOR A NONVIABLE PARCEL LAND DIVISION, CASE NO. AD2023-0020-APL

The Board met today at 1:41 p.m. to go on the record to continue the public hearing in the matter of the appeal by Teresa Jardine regarding the denial of AD2023-0020 for a nonviable parcel land division, Case No. AD2023-0020-APL. Present were: Commissioners Leslie Van Beek and Zach Brooks, and Deputy Clerk Monica Reeves. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to continue the hearing to

tomorrow, March 12, 2025 at 1:30 p.m., so that all three Commissioners can be in attendance. The meeting concluded at 1:42 p.m. An audio recording is on file in the Commissioners' Office.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 12, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Atlas in the amount of $6,498.50 for the Facilities department (PO #6264)
- KM Engineering in the amount of $7000 for the Facilities department (PO #6245)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Francisco Garcia, Part-time Custodian, new hire
- Kimberly Vanderplas, Housekeeper, new hire

CONTINUATION OF PUBLIC HEARING: APPEAL BY TERESA JARDINE REGARDING THE DENIAL OF AD2023-0020 FOR A NONVIABLE PARCEL LAND DIVISION, CASE NO. AD2023-0020-APL

The Board met today at 1:30 p.m. to conduct the public hearing regarding the appeal by Teresa Jardine regarding the denial of Case No. AD2023-0020 for a nonviable parcel land division, Case No. AD2023-0020-APL. Present were: Commissioners Zach Brooks and Leslie Van Beek, DSD Principal Planner Dan Lister, DSD Director Jay Gibbons, other interested citizens, and Deputy Clerk Monica Reeves. Principal Planner Lister said the case came before the Board on the December 5, 2024, appealing the Director's denial of the application which was due to the lot size. There was history shown on the many variances this went through and that was the only thing holding up the land division. The Board allowed the applicant time to submit a new variance to be considered and today's hearing is to provide an update on the process. On January 29, 2025, the applicant submitted a variance application for the Director to review, and with it came a fee waiver and that waiver will be considered by the Board on March 18, 2025, and so staff is waiting for that decision and if it goes through they can finish the report and it can be signed by the Director. Once that decision is made, it might free up the land division to where staff could provide an update that the land division will come back to the Director to amend. If the fee waiver is not approved, the applicant will need to pay the fee and staff can finish the report. Commissioner Van Beek said this is a complicated case in farm ground with a lot of parts/pieces on both the development side for the County and the applicant's side. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to continue Case No. AD2023-0020 to March 31, 2025 at 2:30 p.m. to allow time for DSD and the applicant to continue to work on the nuances of the application. The meeting concluded at 1:34 p.m. An audio recording is on file in the Commissioners' Office.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 13, 2025

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

The Board met today at 9:30 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Facilities Director Rick Britton (left at 9:51 a.m.), Weed and Pest Superintendent Cory Flatt (left at 9:45 a.m.), COO Greg Rast, Realtor Norm Brown and Luke Brown (left at 9:39 a.m.), DSD Director Jay Gibbons and Assistant DSD Director Josh Johnson (arrived at 9:50 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Signing Closing Documents for property located at 1302 E. Chicago St., Caldwell, Idaho: Mr. Wesley presented closing documents as prepared by the title company with several pages to sign and/or initial. He spoke about the process he and Mr. Brown have work through to obtain title insurance and a release agreement from the property occupant. Once the warranty deed is issued the county will be able to take possession for Director Britton to begin the demolition of the house and construction of a parking lot. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the closing documents for property located at 1302 E. Chicago St., Caldwell, Idaho.

Consider Ordinance Establishing and Adopting Chapter 2, Article 13, Tall Grass and Weeds; and Summary of Ordinance Establishing and Adopting Chapter 2, Article 13, Tall Grass and Weeds - Continued from March 11, 2025: There were just a couple revisions that needed to be made to this document. Commissioner Van Beek read into the record the purpose of the ordinance: *Canyon County hereby finds that tall grass and weeds can have a blighting effect on neighborhoods, can constitute a fire hazard and can provide a refuge for vermin and insects. The purpose of this article is to secure the public health, safety and general welfare of the residents and property owners of Canyon County by regulating tall grasses and weeds in unincorporated Canyon County.* Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the ordinance establishing and adopting Chapter 2, Article 13, Tall Grass and Weeds and the associated summary. The motion was seconded by Commissioner Van Beek and carried unanimously (ordinance no. 25-004).

Mr. Rast said that Assessor Stender is asking about the parking lot agreement. Mr. Wesley indicated that Ms. Keys is working on that agreement and spoke with Assessor Stender yesterday. Once the agreement is signed by the school district it will come before the Board for consideration.

Recently there were two vehicles in county parking lots that were tagged by the Sheriff's Office to be towed if not removed in a timely manner. Through this situation, it was realized that the signage

for the no camping ordinance was never completed. At this point there may be additional state code to be referenced so it may be beneficial to wait until that is complete before finalizing sign verbiage.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:51 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, and COO Greg Rast. The Executive Session concluded at 10:21 a.m. with no decision being called for in open session.

The meeting concluded at 10:21 a.m. and an audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:35 a.m. for a DSD general business meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Director Jay Gibbons, Assistant DSD Director Joshua Johnson, Building Official Tom Crosby, Assistant Building Official Scott Hillman, Director of Constituent Services Aaron Williams, COO Greg Rast, and Deputy Clerk Jenen Ross.

Commissioner Holton spoke about comments he's received from the public regarding an acronym said incorrectly at the March 6th DSD meeting.

A letter was recently received from a citizen criticizing the building department. Mr. Crosby spoke to their processes and the work they do. An example building permit form was given to the Board, however, these are not for general public consumption.

Mr. Crosby spoke to consistency among the county building inspectors and how they've worked to implement and achieve a standard operating procedure amongst the inspectors and jurisdictions.

Mr. Hillman spoke about the experience of the county building inspectors. They've implemented certain practices to ensure there is consistency in their work and a variety of policies including monthly inspector meetings, continuing education opportunities, a list of common corrections with references to county codes/ordinances, development and documentation of a standard

operating procedures, documentation of Building Official determinations, and are working to create a FAQ webpage.

Discussion ensued regarding the difference between meeting code and a homeowner not feeling like they got what they paid for which is not under the purview of the building officials, that is an issue between the homebuyer and their builder. Meeting code requirement and quality are not the same thing.

In regard to the letter that was received, one of the points addressed was siding/stucco/roofing, these are not inspections that Canyon County is currently doing. Mr. Crosby has reached out to other jurisdictions and across the board roofing inspections are not being done. Several of the references made in the letter happened under a previous Board.

Based on a question from Commissioner Holton, Mr. Crosby read the intent of the building code from the 2018 IRC (International Residential Code) which states: *The 2018 International Residential Code (IRC) is designed to establish minimum requirements for the construction of single-family houses, two-family houses (duplexes), and buildings with three or more townhouse units. It aims to safeguard public safety, health, and general welfare through requirements related to affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation, and safety from fire and other hazards.*

At the request of Mr. Johnson, Mr. Hillman briefly spoke about the experience of the three field building inspectors who work in DSD.

Mr. Crosby addressed fire safety requirements, his responsibilities as the building official and how those pertain to issuing certificates of occupancy. Currently, Building Officials are asked to provide a certificate of occupancy even when fire suppression requirements have not been met. Based on a question from Commissioner Van Beek, Mr. Crosby does not feel that the county is exonerate from following state code, ordinance 06-01-09 states: *Where applicable, a Health Department and/or the local Fire Protection District(s) approval shall be furnished in writing as a condition precedent to receiving a building permit.* Commissioner Van Beek also asked if fire is seen as substandard and where other inspections, such as HVAC or NEC, fall in regard to requirements and meeting code. Commissioner Holton suggested giving Mr. Crosby time to think thru the question and provide a written response to the Board.

Commissioner Brooks asked if the county is being tasked with being enforcement for the fire protection districts. Mr. Crosby thinks that if one of the agencies doesn't believe the structure is okay to occupy that the building department should be able to stop until it's resolved. Sign-off has to be done with electrical, plumbing, and SWDH - the only one missing is fire. Mr. Crosby knows they are looking to the county but he will do some further research and get the Board more information on enforcement.

Commissioner Van Beek would like more information on meeting the fire flow requirements and Commissioner Holton likes the idea of a workshop to have the fire districts in attendance. He would like to see a common playing field across the county regarding the expectation on fire.

The meeting concluded at 11:24 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH TREASURER TO DISCUSS ACTION ITEMS

The Board met today at 11:27 a.m. with the Treasurer to discuss action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Treasurer Jennifer Watters, Chief Deputy Treasurer Steve Onofrei, HR Business Partner Demi Etheridge (left at 11:32 a.m.), Banking and Finance Manager Melissa Tucker, Director of Constituent Services, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a resolution to adopt changes to the job title of four (4) positions in the Treasurer's Office along with an updated job description and PCN list: There are a total of seven (7) funded positions within the Treasurer's Office. Today's resolution will change one Sr. Deputy Treasurer to Customer Service Specialist and three (3) Sr. Deputy Treasurer positions to Sr. Customer Service Specialists. There is potential of a reduction to the fiscal impact. This change will better align the customer service positions. The Customer Service Specialist position is still to be opened/filled. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution to adopt changes to the job title of four (4) positions in the Treasurer's Office along with an updated job description and PCN list (resolution no. 25-039).

File Treasurer's Monthly Report for January 2025: This is the monthly statement report.

Approve Tax Dollar Adjustments for February 2025: Treasurer Watters explained most of the adjustments were from casualty losses which were very minimal, there was also the removal of taxes for the Poly Farm property that was purchased by the county. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve tax dollar adjustments for February 2025.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:38 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY MDC, LLC/JOSEPH CARTER, REPRESENTED BY RIVERIDGE ENGINEERING COMPANY, FOR A CONDITIONAL REZONE OF PARCELS R37511 & R37510112 FROM

"A" (AGRICULTURAL) TO "CR-R-R" (CONDITIONAL REZONE – RURAL RESIDENTIAL), CASE NO. CR2022-0016

The Board met today at 1:38 p.m. to conduct a public hearing in the matter of a request by MDC, LLC/Joseph Carter, represented by Riveridge Engineering Company, for a conditional rezone of parcels R37511 & R37510112 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone – Rural Residential) Zone. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, DSD Principal Planner Dan Lister, Carla Carter, Michelle Creamer, Jeff Creamer, Jason Carnahan, Jim Martin, Joe Carter, Rodger Hawker, Crystal Hansen, Michael Back, Elizabeth Koeckeritz, Carolyn Sartain, Steve Sartain, Andrew Blanch, Tedd Todd, Chris Anderson, Jeremiah Hansen, Lyle Zufelt, Tyler Gates, Will Selby, Rick Gibbens, Douglas Carnahan, Joe Petzak, Paul Slaughter, Betsy Chick, Joe Strongone, Alma Shields, Levi Thomas, Christine Hitchner, Cheryl Palange, Kirsten Higginson, Kent Adamson, and Deputy Clerk Monica Reeves.

Elizabeth Koeckeritz, the attorney representing the Carnahan and Carter families, as well as the underlying property owners, testified that the applicants have worked with DSD for three years to get this project to this point. Staff recommended approval of the project, but the P&Z Commission recommended denial with two primary concerns about how will the lot sizes fit in with the surrounding community, and school overcrowding. The developers have a long history of developing smart, responsible neighborhoods, including some of the areas directly adjacent to the Willowcreek Subdivision. The parcel consists of 164 acres and is designated as residential on the future land use map and is currently zoned agriculture. They are providing a draft preliminary plat that that meets all the requirements of the rural residential zone. It consists of 164 acres with 75 single-family residential lots with the average minimum lot size of 2 acres, and it meets all County code standards. The proposal is for a community water system and individual septics. The flood area will have a no-build easement. She referred to 200 acres that were acquired 23 years ago and said the intent was to use the property as a nursery and eventually residential development. Parcel 1 was completed in 2005 with residential development; Parcel 2 was completed in 2007; Parcels 3 and 4 were planted with trees and Parcel 5 has been used as an owner residence. In 2022 the owner also moved a container grow operation from Oregon onto that site. Tree farming is an incredibly intensive use of agriculture and the top soil and every time they harvest another planting they lose significant topsoil and so the property is no longer viable to be used as tree farm which is why they are looking at moving forward with the neighborhood today. The property is surrounded by residential development on all sides. It's expected that the neighborhood could generate between 38 and 53 students but the owners have helped mitigate the impact of the development. As they close out the tree farm they are proposing a donation of $50,000 worth of trees to the school district for the new school site, however, if they cease operations before the district is ready to receive those they will provide a $50,000 cash donation, which is in addition to the $150,000 cash donation they have agreed to provide to the Middleton School District. There has been a huge increase in the number of students that attend charter and private schools and who are being homeschooled which alleviates the number of students in public schools. The primary entrance is on Lansing Lane and there is space to include a bus stop as requested by the school district. There is a proposed extension on Stony Brook Way through the Thoroughbred Subdivision to the west, which was requested by the highway district. The developers will be happy to turn this into an emergency access only or to shut it down completely. There would be

a second emergency access through Kemp on the southern border. The road was put through at the request of the highway district and they know there are neighbors who do not want it to go through but from the developers' perspective it can go through or not - they are open to whatever makes the most sense. This is in the Mid-Star Capital Improvement Plan. There are currently improvements planned at the corner of purple Sage and Duff, Purple Sage and Lansing, State Hwy. 44 and Duff, and State Hwy. 44 and Lansing, and additional improvements that are scheduled to be completed on Purple Sage. All of those improvements are funded through impact fees so they cannot be completed until the homes are built and impact fees are collected. Each house will be dedicating more than $5,000 per lot in impact fees overall. They are also required to do all the frontage improvements. Following her testimony, Ms. Koeckeritz responded to questions from the Board.

Principal Planner Dan Lister gave the oral staff report. The future land use plan in the 2020 Canyon County Comprehensive Plan designates the parcels as residential. As conditioned, the request aligns property rights, population, school, economic development, land use, natural resources, public services, transportation, housing community design and agriculture goals and policies. The property is currently zoned "A" (Agricultural). It is best suited soils, prime farmland if irrigated. It is currently a nursery with large tree production. The average lot size within 600' radius: 5.38 acres. The request is a conditional rezone to a "R-R" (Rural Residential) Zone. The subject parcels are surrounded by residential development and similar rezones. Within a one-mile radius there are 26 existing subdivisions, a 2.63-acre average lot size. Planner Lister reviewed the surrounding uses in the area.

Adequate facilities:

Water: Initially the applicant proposed individual private wells. Staff recommended a community water system because of the benefits. It's a high nitrate area and a community system would provide extra quality.

Sewer is to be provided by private onsite septic/drain field systems for each lot. Southwest District Health did not provide comments; however, the applicants will have to do a nitrate priority study.

Drainage will be retained onsite and/or discharged at predevelopment rates. Runoff must be addressed to ensure no impact to irrigation facilities. Design and construction will be reviewed at time of plat.

Irrigation: An onsite pressurized irrigation system is proposed using existing water rights Black Canyon Irrigation District does not oppose the request subject to improvements protecting existing systems

Power will be provided via Idaho Power and other utilities (gas, cable, phone) depending upon availability. The City of Middleton requests a utility easement for future city services expansion.

Traffic:

The request equates to 784 trips per weekday, 58 trips during the AM peak hour, and 77 trips during the PM peak hour at full build-out. The proposed request is anticipated to generate more than 700 new trips per day and more than 70 peak-hour trips requiring a traffic impact study.

A draft Traffic Impact Study was prepared on July 5, 2023, by CR Engineering, Inc. Based on the review of the Lansing Lane and SH-44 intersection, a temporary traffic signal with existing lanes will be required at the build-out of the development (2025). The Lansing Lane and Purple Sage Road intersection is anticipated to operate acceptably with the existing intersection control and lane configuration.

Idaho Transportation Department (ITD) submitted a comment stating the department has no concerns regarding the request due to the request being greater than 2.5 miles north of SH-44

Access:

The existing access is a private driveway serving Parcel R37511 from Lansing Lane, a major collector. The access is used for the existing residence and agricultural operations. The applicant submitted a conceptual site plan proposing a public road connection to Lansing Lane (major collector), a connection to Stony Brook Way (public road established by Thoroughbred Estates Subdivision, and Kemp Road (public road established by Willow Creek Ranch #3).The applicant proposes access to Kemp Road for fire access only and plans to place bollards at the access to ensure it remains for emergency access only. Future residential development should be planned via one or more public or private road approaches to Lansing Lane. A public road connection extending between Stony Brook Way (in Thoroughbred Estates Subdivision) on the westerly boundary and Lansing Lane is generally desirable to support public needs and provide adequate traffic calming measures to reduce pass-through traffic and limit vehicle speeds. The draft traffic impact study states the site access on Lansing Lane does not warrant turn lanes at the time of development buildout.

Essential Services:

The proposed residential development will be served by Mill Creek Elementary, Middleton Middle School, and Middleton High School. The applicant has discussed an agreement with Middleton School District to provide 100 trees from the existing nursery for the district to use to help aesthetically and offset costs to the district. Now is working on a donation amount to mitigate impacts. Middleton School District submitted a comment letter expressing significant concerns regarding capacity, continued growth, and the ability to meet future facility needs.

Canyon County Sheriff's Office did not provide a comment. The Middleton/Star Fire District responded that they can serve the project. Station 52 (Kingsbury Road) is 4 miles away (6-minute est. travel time). Does not oppose subject to compliance with Water Supply (hydrants) and fire apparatus access. Canyon County Paramedics/EMT provided no comments. Black Canyon Irrigation District –Does not oppose subject to improvements protecting existing systems. There were 21 comments were received for the P&Z hearing, and 19 for the Board's hearing with

concerns regarding traffic, access (Stony Brook Way and Kemp Road extensions), water quantity, essential services and the impacts to Middleton School District and EMS, as well as the lot sizes. The P&Z commission recommended denial due to cumulative school impacts, and they found a 2-acre minimum lot size (not an average minimum lot size) to be more commensurate with the area than what the code provides for rural residential.

Planner Lister reviewed the conditions of approval that were recommended to the P&Z Commission:

1.The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.

2.The subject parcels, R37511 & R3750112, shall be divided in compliance with Chapter 7, article 17 of the Canyon County Code of Ordinances subject to the following conditions/restrictions:

a. The development shall be limited to 76 residential lots in substantial compliance with the conceptual site plan and applicant's letter of intent.

b. As shown in the conceptual site plan, the development shall extend Stony Brook Way from the west boundary and Kemp Road from the south boundary to the existing approach extending from Lansing Lane. The Kemp Road access shall be used for emergency access. The development shall provide a fire access easement and all-weather service road to the property boundary of Willow Creek Ranch Estates #2 Block 1 Lot 9. Entrance from the public street shall have fire department-approved bollards or other access restrictions to limit access to emergency traffic only. Willow Creek Ranch Estates shall be responsible for allowing and providing access at the subdivision boundary to Kemp Rd. for emergency access.

c. The development shall provide a 10-foot no-rise pathway and 20-foot easement along the southern edge of Willow Creek, extending from the west boundary to the eastern boundary, dedicated for use by pedestrians, non-motorized vehicles, and equestrian traffic. A 10' pathway with a 20' easement shall connect the pathway to a public road within the development.

d. A 20' wide utility corridor easement shall be dedicated to the City of Middleton on the eastern edge of the development along Lansing Lane.

e. A no-build easement shall be placed over the Willow Creek floodway and depicted on the plat to notify owners and limit improvements and structures from obstructing the floodway. Any development in the floodway or floodplain shall comply with Chapter 7, Article 10A of the Canyon County Code of Ordinances.

g. Development shall provide a central pressurized irrigation system to service all residential lots.

h. Prior to preliminary plat approval, a traffic impact study shall be submitted to Highway District #4 (HD4). Any mitigation measures/improvements stated in the study and required by HD4 shall be completed prior to final plat approval.

i. ~~Development shall provide 100 trees from the nursery that are compatible with the needs of the Middleton School District prior to the beginning of build out~~. (The applicant requested the removal of the condition since they have an agreement and it is a voluntary donation. Staff believes there should be condition to monitor that mitigation and recommends this language: At the time of preliminary plat the referenced signed agreement between the Middleton School District and the developer shall be submitted.

j. The subdivision shall provide an area within a common lot or easement for a school bus stop.

k. Subdivision development shall comply with air quality and stormwater pollution protection requirements of the Idaho Dept. of Environmental Quality.

l. Water shall be provided via a community water system.

3.The developer shall comply with CCZO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

Following his report, Principal Planner Lister responded to questions from the Board.

Jeff Creamer testified that he is representing the residents on Stony Brook Way who have concerns regarding the impact to the school district and lot sizes that are not compatible with the characteristics of the neighborhood. The developer is proposing an ongoing commercial operation to continue in the rezoned residential area, and the most important issue to the residents is the quality of life and the safety on Stony Brook Way which is a dead-end road with 14 homes and the proposed subdivision would change it to a through road connecting Duff Lane to Lansing Lane. His autistic son has issues with anxiety regarding traffic, traffic noise, and crowds and they specifically chose this area seven years ago to reduce his exposure to these triggers. Two other residents on Stony Brook have PTSD and live at the end of the street to reduce their triggers. The proposed traffic study considers the sole access to the subdivision via Lansing, but no evaluation of any impact at all to Stony Brook or Duff was considered. The traffic study is also flawed because the peak traffic count was performed on the Friday of Memorial Day Weekend in 2024. Changing Stony Brook from a cul-de-sac to a through road would create an unlivable situation for his family and force them to relocate. If EMS access is required the residents propose the installation of bollards or gating at the end of Stony Brook for EMS only. Mr. Cramer said it's unfair to compromise the existing neighborhood of 14 homes for the convenience of 75 new ones.

Jason Carnahan testified that he is part owner of some the property and his family, along with the Carter family, purchased the property over 20 years ago with the intent of growing trees and potentially developing residential neighborhoods on the portions that didn't make sense for tree farming. After several years they realized the portion to the north of Willow Creek was not feasible

or viable for farming for several reasons and thus they developed it into rural residential neighborhoods. They worked with DSD and agencies to try to come up with a neighborhood that made sense for the area so they developed the rural residential piece. Over the last several years it's been more difficult to plant trees because areas have to be left vacant of trees because there are either too many rocks or not the right type of soil. Farming is no longer viable so the next best use is rural residential use given they are surrounded by residential neighborhoods.

Joe Carter testified that the larger lot that is remaining undeveloped is where the container operation sits, and the lower part is where the field trees are grown. A soil survey was done in the 1970s, and it was good soil, but when they plant a tree and it grows to a certain size, they come in with machinery that severs the roots and removes the ball of soil and it's shipped with the tree. They found a number of holes where the bottom is not nice soil and the depth is anywhere from the surface to as much as 42 inches, but with each crop they remove approximately 3 inches of topsoil and over 20 years it's changed a lot so they are seeing more and more rows where some trees are nice, some are dead and some are stunted. They are lifting a planter to avoid more and more area which is why it's not 100% not suitable for nursery, but it's far less efficient and far harder. If you planted grain or some other small annual crop it would support that. He lives on the property and has operated there since 2002. They have dug holes to see what the limitations are.

Rodger Hawker testified about his concern that the lot sizes are too dense. His well was drilled in 1979 and his static level was 109. 20 years ago he had to replace the pump and drop it down another 20 feet and the static level was at 115. When he turns the pump on the drawdown is 135. He is very concerned with the amount of wells that are going into this area. He is also concerned about the amount of septic systems and he does not want development to change his agricultural designation. He testified that the intersection of Duff Lane and Purple Sage Road is dangerous and he is concerned about the effects of increased traffic.

Crystal Hansen represents two family properties on Lansing Lane. She is a third generation equestrian agricultural advocate who spoke on behalf of her family, neighbors, and others who are committed to preserving the rural character and equestrian agricultural heritage of this area, but specifically she spoke to the way the lots have been deceptively sized. The 17-acre parcel is no longer going to be agricultural, but will be commercial container farming so now they are no longer growing trees on that reserve lot that's included in those 2 ½ acre lot size average. There are large-acre properties being farmed and far fewer exceptionally dense lots in the area. Increased traffic will bring road safety concerns. Also, the plan does not speak to the agricultural use and recreation of equestrians.

Michael Back lives north of the project and is very concerned that the traffic that's going to be on the east side of the development will start using Edna because people will not want to wait at Purple Sage. Edna is a farm road with no speed signs, and it has a lot of foot traffic and some bicycle traffic. It was stated that the development would take $5,000 as impact fees, but Mr. Back, who was a traffic signal supervisor, said the average cost for a traffic signal is between $200,000 and $500,000, possibly more.

Ted Todd testified that he has a background in EMS public safety management and law enforcement and he believes Middleton is a public safety disaster waiting to happen. Duff Lane is closed due to developer construction, so is Cemetery Road. During the morning and evening commute Lansing Lane is a parking lot. The fire department only has three people on duty, and the Canyon County Ambulance District is close to bankruptcy. Tonight there will be no paramedic service and no ambulance available in Middleton until tomorrow morning at 8 a.m. because there are not enough employees to cover the shifts. Middleton Fire Dept doesn't come close to meeting the federal standards for response times. Mr. Todd said people have the right to develop their property, but Middleton is not ready for it because we do not have the infrastructure for it. The petitioner wants to keep this huge chunk of commercial operation in the middle of what they want to convert to a residential neighborhood and he finds it hard to believe that the acreage is no longer viable for farming considering there are thousands of trees growing there.

Chris Anderson testified about is concern with the dangerous intersection of Lansing Lane and Highway 44. There have been four deaths in four years at that intersection and the increased traffic from the development will create a major problem. He wants to know more about what the highway district is going to be doing in regards to putting a light there because it's a disaster. If this is a rural residential area why are they allowing anything less than two acres. It should be two-acre minimum buildable lots. He is opposed to the project.

Lyle Zufelt testified that the Board of Commissioners' mission statement is to promote values that ensure quality of life for present and future generations of Canyon County residents. He voted for the Commissioners based on the hope and confidence they would serve the residents' best interests to ensure quality of life for present and future generations, but said there is nothing about this proposed development that will ensure quality of life for the people living in the area. Most of those who are in favor of the development do not live in the area. He wants the Board to look out for the residents. He appreciates Commissioner Van Beek asking about the water drawdown with the wells going into this area because the numbers do not add up. He expressed concern about the report performed by HDR because that company's business comes from the developers. Mr. Zufelt wanted to address his concern regarding wells going dry in the area surrounding Lake Lowell, but Commissioner Holton did not allow the testimony because we are dealing with the aquifer in the subject area.

Will Selby testified about his concern with the influx of growth and said last year he had to replace his well because it went dry and he had to drop it another five feet, and within 100 yards of his property a neighbor's well went dry. He also testified about his concerns with traffic congestion on Lansing Lane.

Douglas Carnahan testified they have not signed an annexation agreement with Middleton and the city did not offer a pathway to annexation although they did suggest a utility access. A public walking trail along the south side of Willowcreek has been included in the plan, and the highway district has no objection to the rezone. The Middleton School District received $18.5M for facilities improvements six months ago and they are putting together a master plan for how to use that and

they have another project they will seek a bond for so there are a lot of resources for schooling. The developers commit to building level to one foot above the floodplain. The container business is located on a portion of the 9-acre parcel on the southeast portion of the property.

Kirsten Higginson testified that Kemp Road is a private road they paid for it with HOA dues. She works for the Middleton School District and said the influx of people moving to Idaho has increased the number of students in the district. Sheep are herded twice a year up Lansing Lane where they want to add 75 more homes. In 2021 the Higginsons had to lower the pump to their well 20 feet. Her well depth is 243 feet. She said a community well brings a lot of anxiety because that's a lot of water for a lot of homes.

Joe Petzak lives a mile from the nursery operation and he and his wife represent the interest of the business that is the container division of Willowcreek Nursery. They operate on 9 acres of the 17-acre parcel and have been for a number of years. They grow landscape plants as a wholesale operation with 80 customers with 2-3 customer visits per day. They are a good business neighbor.

Paul Slaughter testified about his concern with the impacts to wells. His well was drilled in 2018 at 180 feet and last summer he dropped the pump 10 feet because it went dry. He also testified about his concerns with traffic and kids learning to drive and cross Purple Sage Road and Hwy. 44 where a traffic signal is needed.

Betsy Chick testified on behalf of the HOA for Willowcreek Ranch Estates No. 2 and No. 3, which is comprised of 28 homes on Kemp Road and JR Way. The proposed subdivision map indicates a proposed Kemp Road emergency access; however, Kemp Road is a private road within a subdivision plat that's not dedicated to the public and is not a part of the public road system. It's a private road right-of-way on privately owned land for a private road system. Kemp Road west of Lansing Lane is private. Kemp Road recently extended east of Lansing Lane and that is public and they are building homes in Hawk View Estates. Ms. Chick said Willowcreek Ranch Estates HOA does not give permission to have any form of access road tied into Kemp Road. The homeowners pay for maintenance, plowing, and the overall upkeep of Kemp Road, and the developers have no legal right to access and use Kemp Road. In 2017, the Supreme Court affirmed the judgment of the Canyon County District Court to grant summary judgment for Willowcreek HOA regarding a property owner's claim that they had an enforceable right to access and use Kemp Road. The case was regarding the proposed subdivision on the north side of Purple Sage Road, west of Lansing Lane known as Oakley Estates Subdivision. Commissioner Holton said that is not the information the Board is operating off of. Planner Lister will contact the highway district to inquire if it is a private road or a public road. Follow-up discussion ensued.

Joe Strongone testified that removing the 18-acre anomaly lowers the average to under two acres, and it seems like the developers are trying to convince them that the average lot sizes are a lot lower. During the P&Z Commission hearing, the developers said they were open to a minimum lot size but they did not change or propose anything new. The character of the area is more compatible with the P&Z Commission's analysis of 5.3 acres. He said the $200,000 donation is a positive precedence and he wishes all developers would do the same thing although he is

concerned with the verbiage of the termination agreement because it's vague and up to interpretation and has an easy way out if faced with unreasonable conditions. Mr. Strongone said he had email exchange with the Middleton School Superintendent who said the donation is a good start but will have a minimal impact to the current situation given that there are 3,600 lots that are in various stages of construction. The schools are over capacity. The charter school information that was presented is misleading because it does not reflect the problem in Middleton and it was pulled during COVID and no longer plays a role in terms of planning for the coming school years because the growth of the district has outpaced the impact of the charter schools. He recommends the removal of the pre-annexation and any type of easement for utilities in the final documents. He would prefer to see 3+ acres because it's more in line with the character of the area, and he would like to see construction started when the infrastructure is in place.

Alma Shields testified about her concern with traffic and kids walking to the school bus stop when there are no sidewalks. The city will be responsible for building sidewalks which will take more money that they will not provide for.

Levi Thomas owns Basalt Blackwater and Excavation and testified about his experience in septic system installation and he wants to speak to water levels and well drawdown. 250-foot wells are really common in this area, and when close to Hwy. 44 you will hit groundwater at 3-4 feet because it sits stagnantly at that point. It was said that wells going dry often are attributed to a fluctuation in the water table due to an increase in population, but that's not necessarily true - oftentimes, especially in this area, because it's old riverbed it's very sandy soil and sediment can gather around the pipe. There are many different reasons why you might need to lower a well, but he doesn't see that these few homes will change the water table all that dramatically. When looking at the surrounding area the islands of houses are showing up all over the place. Regarding traffic, it's on both sides of the river all the way down Hwy. 44 and there are numerous lights and improvements that need to happen. It's time to make space for the people who want to move here and the main thing is to make sure water is treated, which it will be in a community well.

Cheryl Palange testified about her concern with lot sizes. Almost two-thirds of the lot sizes are under two acres, and removing the nearly 19-acre parcel brings the average down to 1.77 acres. Pre-annexation and the dedicated utility corridor is a request by the City of Middleton, and a P&Z Commissioner seemed concerned about it as well and asked the applicant if they really needed them and recommended they be removed so she is surprised to see it in the staff report. She is concerned about the infrastructure, traffic, and schools. Lansing Lane and Purple Sage Road are speed zones, and the $5,000 per lot needs to go a long way in terms of making improvements.

Christine Hitchner testified that she has document that Betsy Chick spoke about regarding the litigation. Seven of the nine homes on Kemp Road back up to the existing tree farm property line, each of the seven range from 1 acre to just under 2.5. The developer has 17 proposed buildable lots backing up to just 7 homes and they are very narrow and just over one acre each, but they look like slivers compared to the existing lots on Kemp Road. The shape, quantity, and the location of buildable lots is important. She asked if there can be fewer homes.

Kent Adamson is the project engineer and he testified that they will do a community well. There is also surface irrigation so most of the water that's going to be taken up by the well is for domestic purposes. There is not going to be a lot of irrigation which causes a lot of wells to fail because the drawdown for many of these wells is from a local depression versus a regional depression and from a high demand in the well that is maybe not totally made for that demand. The report said many of the wells in the area failed because they weren't constructed properly. It's important to make the difference between a regulated community well and individual wells and their use versus just for irrigation purposes and that sort of thing. 90% of the use is non-consumptive so that means just 10% is not going back into the ground. The report specifies that the levels in the area have been generally stable back to 1969 with a slight decline starting in 1996 but it has stabilized over the last 10 years through mid-2020, and it dropped about 2 feet. He said the neighbors expressed concern with Kemp Road and the developer got caught up in the private/not private issue and they decided maybe it's better to use bollards. On both entrances the developer has no preferences whether they are bollards or not; they just need two accesses for subdivision.

The Board took a recess from 4:06 p.m. to 4:20 p.m.

Elizabeth Koeckeritz offered rebuttal testimony and said there has been some conflicting testimony and questions have been raised, and if the applicants have not answered Commissioner Van Beek's water questions satisfactorily and the case is looking at being denied they would request a continuance so they can come back with their water expert who can dive into those questions. Originally, they were in the area of impact for the City of Middleton, or Middleton thought so, but there was a County dispute and it's gone back and forth over the years, but she has no problem not signing an annexation agreement with the City of Middleton. Putting a utility easement along the edge of the property is standard practice. They will have to provide an updated traffic impact study for the preliminary plat. With regard to roads, more than $5,000 per lot, that does go into the bigger pool and it goes for all of the various road improvements that are included with the Mid-Star Capital Improvement Plan, it's not just dedicated to the specific improvements she mentioned that are coming to this area that have been included in that plan. She did not include a list of all improvements. Hwy. 44 is undergoing a big study on the entire corridor and when they are talking about the temporary traffic light those are the ones that are not the solid permanent ones, it's the kind that sticks out and goes over, and that's the improvement they would be looking at having the developer help fund based on the traffic because they do not want the expense of a major installation if they ultimately are going to widen the road or do other improvements. Historical discharge has to remain onsite, and they will provide the updated TIS. The property that the Carnahans and Carters have used for tree farming is no longer suitable for that use and they want to be able to do some residential development on this property. Questions have been raised about the 17-acre lot skewing the numbers and they would be okay with coming with a preliminary plat where the average lot size was the same 2 acres. It is their understanding that Kemp Road is public but is sounds like there is a dispute and they would ask for that to be determined at the preliminary plat stage. They have to be able to prove they have a second access, ideally there is connectivity throughout developments but in this case, they would ask for that battle to be at the next phase. There was discussion regarding lot size. The zone requires an average lot size of 2 acres and they will be amenable to doing the

average lot size, not including the 17-acre lot which means they would lose a few lots and have a few larger lots.

Planner Lister said he has received comment from Highway District No. 4 that Kemp Road is a private road, and the highway district requests that they connect this development to Stony Brook.

There was additional discussion regarding lot size. Ms. Koeckeritz said they could agree to a minimum lot size throughout, including the 17 acres of the 2.5 acres which would come to no more than 63 lots. Kent Adamson said there is some confusion, that's 63 lots without a commercial lot and that would be revamping the project and he's not sure the applicants want to drop the commercial lot.

A brief recess was taken at 4:34 p.m. so the applicants could confer. The Board went back on the record at 4:38 p.m. After the break Ms. Koeckeritz said they can exclude the 17 acres and do a 2.5 lot size minimum for the rest with no lot smaller than 2 acres. There are some topographical constraints on the property with floodplain so they think they can do a 2-acre minimum with an average of 2.5 acres, not including the 17 acres. Commissioner Brooks said that takes care of part of the issue, but he has concerns about doing what a prior Board used to do when they would do "horse trading" versus what was presented when the application was made; but, in the long run some of the negotiating is beneficial. Planner Lister said the conditions are recommendations and it's an agreement between the County and that developer and this is the process that allows for modification of conditions. Ms. Koeckeritz said the applicant is proposing that any development agreement not have a concept plan attached to it at this time because this changes it. They would come forth with a preliminary plat that excludes the 17 acres, that it has a 2.5-acre average lot size, and no individual lot is smaller than 2 acres. The reason for the 2 to 2.5-acre movement is because there are some topographic constraints along the creek that makes it necessary for some to be less than 2.5 acres, but the average overall lot size, not including the 17 acres, will be 2.5 acres with nothing smaller than 2 acres.

Commissioner Van Beek said we have testimony that wells went dry and there has been a drop in either the static water level, or where they can access water, and that conflicts with the testimony that it will not have an impact. Commissioner Holton said there is no comparison between a private well and a community well, and the developer offered to provide expert testimony. He has no idea how deep this community well will be but it will not end at 250 feet, it will be much deeper than that which means that it is not even in the same aquifer or, or the same pool of water. If this development, as per example, was representing that they were going to be putting in 50+ domestic wells on each one of these lots there would be no going forward in his opinion, but they have represented a community well with fire hydrants which is much better than just doing domestic wells. Commissioner Brooks would prefer to continue the hearing to a later date because he doesn't want to rush through the criteria. He said the applicant is allowed to bring a water expert to the continued hearing, but if they are unavailable the public testimony portion will be closed and the Board will deliberate and adjudicate this case. He does not want new testimony. Commissioner Van Beek also wants the applicant to bring back information on the number of lots that would be match the rural nature. She said there is room for creativity on the

long narrow lots, particularly where there is a floodway and some aesthetics that have been brought up by the nature of the commercial business that's out there. Commissioner Holton made a motion to continue the hearing to March 31, 2025 at 2:45 p.m. so that the applicant's water engineer expert can provide public testimony about the community well system and the difference between that system and the domestic well infrastructure. Additionally, the applicant is to provide a lot number report that includes the average lot size and the minimum lot size. At that point public testimony will be closed and the Board will deliberate. The motion was seconded by Commissioner Brooks and carried unanimously. The hearing concluded at 4:56 p.m. An audio recording is on file in the Commissioners' Office.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 14, 2025

No meetings were held this day.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 17, 2025

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Nicole Nieves, Desktop Support Specialist (Specialty Pay for on-call)
- Brad Snell, Desktop Support Specialist (Specialty Pay for On-Call)

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 18, 2025

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

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek and Brad Holton, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Clerk Rick Hogaboam (left at 9:36 a.m.), Director of Court Operations Jess Urresti (left at 9:36 a.m.), Director of Community Assistance Yvonne Baker (left at 9:36 a.m.), Juvenile Probation Supervisor III Elda Catalano (left at

9:55 a.m.), Juvenile Probation Supervisor II Jose Orozco (left at 9:55 a.m.), Assistant CIO Jeremy Cucco (left at 9:55 a.m.), DSD Director Jay Gibbons, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Resolution Appointing a Successor Trustee to the Board of Health Trustees: Ms. Baker has resigned from the Health Trustee Board and Clerk Hogaboam would like to appoint Jess Urresti as her successor. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution appointing a successor trustee to the Board of Health Trustees (resolution no. 25-040).

Consider Resolution granting a new alcoholic beverage license to Birreria El Semoforo: Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution granting a new alcoholic beverage license to Birreria El Semoforo (resolution no. 25-041).

Consider Resolution Approving Fee Waiver Request for Mike and Teresa Jardine: Mr. Wesley said they have reviewed the request from the applicant and recommendation from DSD. The Jardine's have followed the process to the best of their ability and county direction. This fee waiver will assist in getting their application through to completion. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution approving a fee waiver request for Mike and Teresa Jardine (see resolution no. 25-042).

Consider Master Services Agreement with Sinch: Sinch is a telephone service and Mr. Rast provided a history on the company and use of this product. This is a 3-year agreement but operates like a service contract that is month-to-month; written notice would just need to be provided for cancellation. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the master services agreement with Sinch (agreement no. 25-029).

Consider Agreement with Carbon Networks: Mr. Rast said Carbon Networks will help in implementing the Xima product. The contract has been reviewed by legal. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the agreement with Carbon Networks (agreement no. 25-028).

Consider Addendum to Customer Service Agreement with Avaya: This agreement will allow for administrative access to the phone root system. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the addendum to customer service agreement with Avaya (agreement no. 25-030).

Consider DocuSign Agreement: This is the annual renewal contract for the service that is utilized daily and makes the Probation Officers' jobs much more efficient. Last year $3500 was budgeted, however, this year it is up to $5002.50 due to the number of envelopes used. Legal has reviewed and this is the standard agreement that has been signed in previous years. Upon the motion of

Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the DocuSign agreement (agreement no. 25-027).

Mr. Rast noted that Fair would also like to DocuSign so that will likely be coming before the Board in the future.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:55 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, DSD Director Jay Gibbons, and COO Greg Rast. The Executive Session concluded at 10:09 a.m. with no decision being called for in open session.

The meeting concluded at 10:10 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO INDIGENT SERVICES

The Board met today at 10:30 a.m. to consider matters related to Indigent Services. Present were: Commissioners Leslie Van Beek and Brad Holton, Case Manager Kellie George, and Deputy Clerk Jenen Ross. Ms. George presented the following case for Board consideration:

Case no. 2025-12: This is an appeal by the funeral home following an initial denial by the Board on March 4, 2025. Following the denial, Indigent Services did a more in-depth investigation and discovered the decedent had several assets including a 1978 truck, a 1971 RV, and a back account – all of which are of very nominal value. Commissioner Van Beek made a motion to approve $995 for cremation on case no. 2025-12, the county is not the payer of last resort, however, there may not be available assets and in the interest of taxpayer dollars this is the most expeditious path forward. The motion was seconded by Commissioner Holton and carried unanimously.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:45 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH SHERIFF'S OFFICE TO CONSIDER ACTION ITEMS

The Board met today at 2:02 p.m. with the Sheriff's Office to consider three action items. Present were: Commissioners Brad Holton and Leslie Van Beek, Chief Operating Officer Greg Rast, Chief Deputy Sheriff Doug Hart, Captain Harold Patchett Lt. Travis Engle, Chief Civil Deputy PA Aaron Bazzoli, HR Director Marty Danner, HR Business Partner Cindy Lorta, and Deputy Clerk Monica Reeves.

- ***Consider Resolution Awarding Officer's Badge and Duty Weapon Pursuant to Idaho Code §31-830 to Sergeant Roland Erickson*** - Upon the motion of Commissioner Van Beek and the second by Commissioner Holton, the Board voted unanimously to award the badge and duty weapon to Sergeant Erickson, who is retiring after 20+ years of service with the Sheriff's Office. (Resolution No. 25-043).

- ***Consider Resolution to Change the FLSA Status of the Emergency Technical Services Manager position in the Sheriff's Office*** - HR Director Danner said this is a housekeeping item to change the FLSA status from nonexempt to exempt to align with other positions of this level in the County. There will be no fiscal impact with the change. Upon the motion of Commissioner Van Beek and the second by Commissioner Holton, the Board voted unanimously to sign the resolution to change the FLSA status of the Emergency Technical Services Manager position in the Sheriff's Office from nonexempt to exempt as presented (Resolution No. 25-044).

- ***Consider Proposal and Resolution Approving the Reclassification of a Sergeant PCN to a Lieutenant PCN*** - Chief Hart said over the past couple of years they have made critical organizational structure changes that have had a tremendous impact on the efficacy of their leadership and the functions of the office. They had a 25-year period with no staffing change in the patrol division and that has changed considerably. Captain Patchett identified where they could make some position changes where a sergeant position could be converted to a lieutenant position in the jail and although there is an added ongoing cost, the benefits derived from making the change far outweigh the associated costs. The addition of a third lieutenant will help with supervision and to oversee the functions of the jail. The Board had follow-up questions, but overall is supportive of the request. Chief Hart said the current "A" budget will be able to absorb the cost. Upon the motion of Commissioner Van Beek and the second by Commissioner Holton, the Board voted unanimously to sign the resolution approving the reclassification of a sergeant PCN to a lieutenant PCN (Resolution No. 25-045).

Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 2:17 p.m. An audio recording is on file in the Commissioners' Office.

MARCH 2025 TERM

CALDWELL, IDAHO MARCH 19, 2025

MEETING TO RECEIVE CANYON COUNTY MOSQUITO ABATEMENT DISTRICT 2025 WORK PLAN AND 2024 ANNUAL REPORT

The Board met today at 1:33 p.m. to receive the Canyon County Mosquito Abatement District 2025 Work Plan and 2024 Annual Report. Present were: Commissioners Leslie Van Beek and Zach Brooks, COO Greg Rast, Jim Lunders, Douglas Shin and Cory Turner with CCMAD and Deputy Clerk Jenen Ross. Mr. Lunders spoke about their integrated pest management plan, some of the issues they've dealt with this season, monitoring of service requests, and staffing levels and how they're able to efficiently spray for mosquitos.

Mr. Lunders addressed Board questions regarding the Lake Lowell zone, known breeding areas, how they deal with growth and change within the county and mitigating those changes, aerial application, large service requests in Middleton in 2021 and possible reasons, awareness and care of West Nile Virus, how service calls are handled, and notification of when the fogging truck will be operating.

Mr. Lunders expressed his appreciation of county services which assist the mosquito abatement district.

A copy of the report provided to the Board is on file with this day's minutes.

The meeting concluded at 1:58 p.m. and an audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER APPROVING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER FOR CASE NO. AD2024-0001-APL

The Board met today at 2:01 p.m. to consider approving Findings of Fact, Conclusions of Law, and Order (FCO's) for Case No. AD2024-0001-APL, regarding the appeal by Matt Wilke, representing Richard and Lorna Penner, regarding the denial of AD2024-0001 for nonviable land divisions of Parcel R37792. Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Director Jay Gibbons, DSD Planner Emily Bunn, Deputy PA Zach Wesley, and Deputy Clerk Monica Reeves. At the February 20, 2025 hearing the Board voted to reverse the Director's decision which will result in eight (8) parcels. Deputy PA Wesley and Planner Bunn worked through the record of the Board's deliberation and captured all of the points in the FCO's. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the FCO's for the Penner case, which is Case No. AD2024-0001-APL. The meeting concluded 2:03 p.m. An audio recording is on file in the Commissioners' Office.

MARCH 2025 TERM

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Kelsey Rush, Deputy Sheriff – add K9 pay
- Ila Sharp, Victim/Witness Services Coordinator – new hire
- Kim Dickson, Emergency Technical Services Manager – change to FLSA status

APPROVED CATERING PERMIT

The Board approved an Idaho Liquor Catering Permit for:

- Prefunk Beer Bar II to be used on 4/4/25 for the Harmon of the West Gala

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

The Board met today at 9:35 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer (left at 9:54 a.m.), Parks Director Nicki Schwend, Assistant Parks Director Michael Farrell, Outdoor Recreation Planner Alex Eells, Programs Manager Dylon Starry, DSD Director Jay Gibbons (left at 9:54 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Land Use Permit No. LU600497 with Canyon County and the Idaho Department of Lands for Celebration Park Boater Improvements Project: Mr. Eells explained this is a permit that is issued thru the Idaho Department of Lands. This permit is temporary due to the 2-3-year backlog of permanent permits; the temporary permit will allow for construction to begin. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign Land Use Permit No. LU600497 with Canyon County and the Idaho Department of Lands for Celebration Park Boater Improvements Project.

Public Hearing to Consider Comments Regarding Setting a Fee Increase for Participating in the Canoe Science Camp: No comments have been received by USPS, phone or email, and no members of the public were in attendance to offer comment. The hearing was opened and closed by Commissioner Holton.

Consider Resolution Increasing the Participation Fee for the Canoe Science Camp Operated by the Canyon County Parks, Cultural & Natural Resources Department: This resolution will set the at $65 as requested. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution increasing the Participation Fee for the Canoe Science Camp Operated by the Canyon County Parks, Cultural & Natural Resources Department (resolution no. 25-047).

Public Hearing to Consider Comments Regarding Proposed New Service Fees and Increases in Existing Fee Schedules by the Canyon County Development Services Department: No comments have been received by USPS, phone or email, and no members of the public were in attendance to offer comment. The hearing was opened and closed by Commissioner Holton.

Consider Resolution Adopting Revised Development Services Department Fee Schedules: This is to correct errors in the resolution adopted on January 30, 2025 specific to building fees as the wrong exhibit was included in the resolution. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution adopting revised Development Services Department fee schedules (resolution no. 25-046).

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to continue the legal staff update to 1:30 p.m. today.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 9:56 a.m. and an audio recording is on file in the Commissioners' Office.

AMEND AGENDA TO CONTINUE THE LEGAL STAFF UPDATE

At 10:14 a.m., the Board went on the record to amend the agenda to continue the 9:30 a.m. legal staff update where an earlier motion was made to continue it to 1:30 p.m.; however, staff has become available and the Board can now be apprised of an issue that needs to be discussed in Executive Session. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Prosecutor Chris Boyd, Senior Chief Deputy PA Ingrid Batey, Deputy PA Ben Cramer, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Zach Wesley, and Deputy Clerk Monica Reeves. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to amend the agenda for a continuance of the 9:30 a.m. legal staff update.

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

Commissioner Van Beek made a motion to go into Executive Session at 10:15 a.m. pursuant to Idaho Code, Section 74-206(1)(f) to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. A roll call vote was taken on the motion with Commissioners Holton, Van Beek, and Brooks voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Prosecutor Chris Boyd, Senior Chief Deputy PA Ingrid Batey, Deputy PA Ben Cramer, Chief Civil Deputy PA Aaron Bazzoli, and Deputy PA Zach Wesley. The Executive Session concluded at 11:03 a.m. with no decision being called for in open session.

DSD GENERAL BUSINESS AND ACTION ITEMS

The Board met today at 11:04 a.m. for a DSD general business meeting and to consider action items. Present were: Commissioner Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Office Manager Jennifer Almeida, DSD Director Jay Gibbons, Darin Taylor, and Deputy Clerk Monica Reeves. The action items were considered as follows:

Consider a resolution issuing a refund to Alexander Goncharov, Case nos. CR2023-0009 and OR2023-0004: The applicant applied for a comprehensive plan map and rezone, but once the planner reviewed the case file they noticed it was enclaved by the city and they advised the applicant to seek annexation from the city. The application was withdrawn and staff is recommending a refund in the amount of $3,150. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to issue a refund to Alexander Goncharov, Case Nos. CR2023-0009 and OR2023-0004. (Resolution 25-048.)

Consider a resolution issuing a refund to Freedom Forever, Permit no. BP2024-0868: The application was withdrawn by Freedom Forever after the customer opted not to place solar panels on their property. Staff recommends a refund in the amount of $734. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to issue a refund to Freedom Forever, Permit no. BP2024-0868. (Resolution 25-049.)

Consider a resolution issuing a refund to S&J Electric, Permit no. BP2024-0649: The applicant is opting not to build on the property they initially applied to build a structure on, and staff is recommending a refund in the amount of $5,410. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to issue a refund to S&J Electric. (Resolution 25-050.)

Consider Approving Final Plat for DTH Subdivision, Case No. SD2024-0003: Director Gibbons presented the final plat noting that it is a property that is zoned R-1 via a rezone in 2016. The Board approved the preliminary plat with 7 lots in December of 2023 subject to 10 conditions of approval, all of which have been met. There was discussion regarding parking and roads, and Commissioner Van Beek said it would be nice when the road ordinance is updated that we have roads that can accommodate growth in the County that does not jeopardize fire, safety, or other issues. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to approve the final plat for the Chairman's signature for DTH Subdivision, Case No. SD2024-0003.

The DSD general business meeting began at 11:20 a.m. with the following people in attendance: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Director Jay Gibbons, and Deputy Clerk Monica Reeves. The discussion was as follows:

Director Gibbons said he listened to the segment of the March 17 Nampa City Council meeting and he believes the city is a little misguided in their impression that the Board should be writing letters of support and approve their plan before they approve their plan. The city needs to make their plan and if they want the County to recognize it they have to make that request to the Board and then it will go through the hearing process. Staff has been involved in the planning process and there will be further discussion next week. Regarding the joint powers agreement (JPA), staff has advised them that the County has to look through everybody's area of city impact (AOCI) in the coming year and every city will have an opportunity to talk about theirs and their future plans, and we can talk about the joint powers agreement update at the same time. Commissioner Van Beek said when we looked at the boundary movement there were stipulations and one that was called out was a charge for Nampa's planning staff to come back to the County and come to some agreement on the definition of ag density. Director Gibbons said the city defines low density and extra low-density residential differently than the County does. Their future land use plan illustrates that they have a community mixed use area and a residential mixed-use area and both start adjacent to the city limits and go out from there, but they also have a very low-density residential area and a low-density residential area. They have the buffer from their mixed use or their residential. DSD has worked with them and has a good handle on where they are headed, but how the County looks at their comprehensive plan from a planning perspective in our realm down the road remains to be seen. Commissioner Van Beek said in her mind, the presentation by the City of Nampa was that they would ensure that low-density residential was bordering Lake Lowell and the Deer Flat National Wildlife Refuge, and in looking at what that area looked like the consensus was if it was low-density they would come back with additional information. The plan that was proposed at the city council meeting with the 10,500 rooftops was not what was presented to the Board as their buildout plan. It was an amendment to the comp plan and so we need to talk about what the visions and density look like. She has heard Nampa is collecting areas of development for interested developers, but in an absence of an annexation they could only look at it, the decision would ultimately come before the Board. Director Gibbons said Nampa's future land use map does indicate pretty much all of the area in the southwest corner that abuts the wildlife refuge as well as Lake Lowell is very low-density residential that would fit our acreages. We have jurisdiction everywhere outside city limits and if the city envisions any kind of higher density anywhere within their AOCI they will have to annex in order to support that with sewer and water otherwise all of the developments outside of annexation come to the County and the city can provide comment, but the County will have jurisdiction over those areas if they are not annexed. Commissioner Van Beek said the Board is receiving significant feedback and pushback on the development of ag ground and she is at a complete loss as to how leadership continues to say we need to preserve ag ground but the cities are the biggest consumer of ag ground in Canyon County. Saying we need to preserve ag ground and then planning for R-17 development on County ground is a non-compute for her. Director Gibbons said the only way they can get to that is if they annex. We are not going to entertain subdivisions that are urban-density-type that does not fit our code.

Regarding the legislation that was recently passed on the APA, Commissioner Brooks said they have amended it to where the protection areas will be allowed right up to bordering city limits and they have amended it to where the decision-making process would be by somebody in planning

and zoning or someone that the Board has appointed to review them. He said largely in part to his objection to that being placed in the hands of an administrator who is not elected, Farm Bureau is supposed to be running a trailer bill to insert the words "*or Board of County Commissioners"*, so we would ultimately have the decision. We have an unelected appointed body in the planning and zoning commission that makes some decisions but by and large they make recommendations on applications that come before the Board and what has been passed flies in the face of that. Commissioner Brooks said it was targeted at the Board because not only did we say you cannot put it in an area of impact, we were a half-mile outside of that and they obviously did not like that so he made the pitch that it had the potential to be weaponized to go up to the city limits and restrict city growth, and the response from many of the legislators was good because they want this to be used as a tool to block the cities in. Commissioner Holton said this bill defies rationalization and there will be unintended consequences because of it. He would like to see the statistics on the amount of farm ground that's being consumed for residential in the County compared to the municipalities. He said the Farm Bureau has placed themselves front and center as the expert about municipalities and how land is to be developed in Canyon County and the State of Idaho. Organized growth should come from the cities out, but they have created a lasso around the cities to hold them but growth has to go somewhere and it will go in the County without good drainage, roads, or services. He said the need for a trailer bill demonstrates that they do not know what they're doing.

(Commissioner Brooks left at 11:46 a.m. to attend another meeting.)

Commissioner Van Beek said local government should have the right to speak to legislation that's crafted but the Board has not been consulted by local legislators on a number of bills that are coming at the expense of County taxpayers. We value what the agricultural community provides, but that being said some of the most vocal people who reach out are farmers who were not necessarily given a voice at the update of the last comprehensive plan. We need some cooperation at the state level on how their legislation impacts local government and whether or not it's appropriate for the state to step into local government and overlay that at the expense of the taxpayer. Commissioner Holton finds it fascinating that people want to fashion a bill that directs and authorizes land divisions to people who are not elected because it will create bureaucrats that make huge decisions that affect peoples' quality of life. He supports the preservation of farm ground but it isn't simple or straightforward. Commissioner Van Beek said there are decisions that have been made by the Board to put large-scale diversified agriculture in agriculture, and there is a group of "malcontents" that push back against that. This is a qualified Board with qualified staff that are making a good effort to resolve some of these issues and leave the quid pro quo out of it. Commissioner Holton agreed. He extended the offer for a workshop where citizens can work together to make substantial, defendable land use laws that work for Canyon County and the state. He wishes people would quit going to the legislature and making pathetically bad law to try to solve a problem they perceive they have with Canyon County. Commissioner Van Beek supports that and said there has to be collaboration to look at the vision for what Canyon County and the state look like as a whole. Director Gibbons said as we go forward to develop an implementation plan for the comprehensive plan and as we update our ordinances accordingly, he fully anticipates soliciting public input through the entire process. Commissioner Holton thanked Director Gibbons

for the information and said the Board will consider if it will give an official communication to the Nampa City Council. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 12:00 p.m. An audio recording is on file in the Commissioners' Office.

CONTINUED MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 1:31 p.m. for a continued meeting with county attorneys for a legal staff update. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, HR Director Marty Danner, COO Greg Rast, and Deputy Clerk Jenen Ross.

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – PERSONNEL MATTERS, RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 1:31 p.m. pursuant to Idaho Code, Section 74-206(1) (b), (d) and (f) regarding personnel matters, records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, HR Director Marty Danner (left at 2:02 p.m.), and COO Greg Rast. The Executive Session concluded at 2:47 p.m. with no decision being called for in open session.

ACTION ITEM: CONSIDER RESOLUTION AWARDING OFFICER'S BADGE AND DUTY WEAPON PURSUANT TO IDAHO CODE §31-830 TO CORPORAL LILLY HEISER

The Board met today at 3:30 p.m. to consider a resolution awarding officer's badge and duty weapon pursuant to Idaho Code, §31-830 to Corporal Irasema "Lilly" Heiser. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Chief Deputy Sheriff Doug Hart, COO Greg Rast, and Deputy Clerk Monica Reeves. Chief Hart said Corporal Heiser has worked for the County for 27 years and for the past several years as been the primary purchasing agent and her efforts have saved the County a tremendous amount of money as she has been skillful in negotiating very large contracts for the purchase of bulk items in the jail as well as the all equipment the Sheriff's Office has needed. Corporal Heiser will retire next month. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to award the badge and duty weapon to Corporal Irasema "Lilly" Heiser (Resolution No. 25-051). Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 3:34 p.m. An audio recording is on file in the Commissioners' Office.

ATTEND FORUM REGARDING THE CANYON COUNTY WOMEN'S JAIL PHASE 1

A public forum was held tonight at The Center located at 110 County Fair Avenue in Caldwell regarding the Canyon County Women's Jail Phase 1. Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek were in attendance along with Constituent Services Director Aaron Williams, Prosecutor Chris Boyd, Clerk Rick Hogaboam, Facilities Director Rick Britton, and Sheriff's Office personnel. Several citizens were also in attendance. Information was exchanged with and between the public on phase 1 of the jail with no motions, action items, or Board direction entertained or given.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 21, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Raising our Bar to be used 3/31/25, 4/12/25, 5/3/25, 5/9/25, 5/10/25, 5/16/25, 5/17/25, 5/18/25, 5/24/25, 5/30/25, & 5/31/25 for a birthday and various wedding events.
- Liberty Lounge to be used 4/12/25, 4/26/25, 5/17/25, 5/24/25, & 5/31/25 for various wedding events.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 24, 2025

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206(1)(B) AND (D) REGARDING A PERSONNEL MATTER AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 1:34 p.m. pursuant to Idaho Code, Section 74-206(1) (b) and (d) regarding personnel matters and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, and DSD Director Jay Gibbons. The Executive Session concluded at 1:54 p.m. with no decision being called for in open session.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 25, 2025

No meetings were held this day.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 26, 2025

No meetings were held this day.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 27, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Jacob Hernke, Deputy Sheriff received intermediate POST certification
- Madisyn Watts, Clerk I – new hire
- Mathew Joseph Lewis, Deputy Sheriff – received intermediate & advanced POST certification
- Nicholas Talbot, Deputy Sheriff – received intermediate POST certification
- Cameron Witgenstein – Deputy Sheriff, received advanced POST certification
- Andrew John Souza – Deputy Sheriff, received intermediate, advanced, and master POST certification

FILE IN MINUTES

The Board filed in today's minutes the Treasurer's Monthly report for February 2025.

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

The Board met today at 9:34 a.m. for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy, Deputy P.A. Laura Keys (left at 9:47 a.m.), Deputy P.A. Ben Cramer (left at 10:25 a.m.), Parks Director Nicki Schwend (left at 10:09 a.m.), Outdoor Recreation Planner Alex Eells (left at 10:09 a.m.), Assistant Parks Director Michael Farrell (left at 10:09 a.m.), Facilities Director Rick Britton (left at 10:09 a.m.), Cpt. Ray Talbot (left at 9:47 a.m.), Assessor Brian Stender (left at 9:47 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Addendum No. 1 to the 2025 Celebration Park Boater Improvements Project – Phase 1 Invitation for Bids: Director Schwend provided a history of this project. The addendum addresses various questions and requests for clarification that have been received. Based on some of the questions received, Commissioner Van Beek has concerns about he engineering analysis that was done. Commissioner Brooks concurs with Commissioner Van Beek's concerns. Director Britton said with all projects geotechnical should be done, he didn't realize it wasn't done with this project. The general consensus is that JUB should have known the study needed to be done.

Consider Parking Lot Usage Agreement between Canyon County and Vallivue School District No. 139: Vallivue School District is building a facility near the DMV and would like to use a portion of the DMV parking lot while school is still in session for worker parking. Assessor Stender will assign designated spots available for use. It was noted that the agreement needs to be revised to remove references to the City of Caldwell. Commissioner Brooks made a motion to approve and sign the parking lot usage agreement between Canyon County and Vallivue School District No. 139 with the revised document to be provided/signed at a later time. The motion was seconded by Commissioner Van Beek and carried unanimously (agreement no. 25-031).

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 9:47 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Parks Director Nicki Schwend, Outdoor Recreation Planner Alex Eells, and Assistant Parks Director Michael. The Executive Session concluded at 10:05 a.m. with no decision being called for in open session.

Following the executive session, Commissioner Holton noted that bids for the 2025 Celebration Park Boater Improvements Project – Phase 1 will be opened on April 8, 2025 at 9:30 a.m.

Consider Addendum No. 1 to the 2025 Celebration Park Boater Improvements Project – Phase 1 Invitation for Bids: Mr. Wesley acknowledged that there have been several good questions raised by contractors regarding this project but feels it needs to be seen through and see where the bids come in to see if there needs to be additional studies or more engineering done. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign Addendum No. 1 to the 2025 Celebration Park Boater Improvements Project – Phase 1 Invitation for Bids.

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 10:09 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, and Deputy P.A. Ben Cramer. Mr. Cramer left at 10:25 a.m. and Commissioner Brooks left at 10:32 a.m. The Executive Session concluded at 10:37 a.m. with no decision being called for in open session.

Commissioner Van Beek spoke about senate bill 1181 which could have impacts to the state-run public defense. There are ancillary costs that could be passed down – the budget from the initial inception has doubled and there are some costs that are being off-loaded, so the Board is taking a position of objecting to the changes in senate bill 1181 and authorizing Chief Deputy Bazzoli to represent Canyon County in speaking against the proposed changes. Commissioner Holton said that there are a significant number of counties that the State of Idaho has chosen to absorb the entire cost of the facilities to house public defense, however, they are choosing not to reimburse Canyon County a reasonable amount for the office space provided. He feels this is another unfunded mandate when they are representing to the public that the state is covering all the costs. Commissioner Holton seconded Commissioner Van Beek's motion which carried unanimously.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek. Commissioner Van Beek motioned to take a small pause and Commissioner Holton said he is in favor of taking a small pause for 2 minutes.

The meeting concluded at 10:40 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 10:46 a.m. to consider action items. Present were: Commissioners Leslie Van Beek and Brad Holton, DSD Office Manager Jennifer Almeida, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a resolution granting a refund to Austin & Ashlyn Faulk, Case no. CU2024-0026: A CUP for a special events center was applied for but the applicant withdrew their application in March. Ms. Almeida reviewed the work that was done on the file. DSD is recommending a refund of $712.50 be issued. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution granting a refund to Austin & Ashlyn Faulk, case no. CU2024-0026 (resolution no. 25-052).

Consider a resolution granting a refund to Idaho Materials & Construction, Case no. CU2024-0016: Idaho Materials & Construction applied for a CUP for mineral extraction. Ms. Almeida reviewed the work that was completed on the file prior to the request being withdrawn; DSD is

recommending a refund of $617.50. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution granting a refund to Idaho Materials & Construction, case no. CU2024-0016 (resolution no. 25-053).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:50 a.m. and an audio recording is on file in the Commissioners' Office.

AMEND AGENDA: EMERGENCY MEETING TO CONVENE IN EXECUTIVE SESSION, PURSUANT TO IDAHO CODE, SECTION 74-204

The Board met today at 4:08 p.m. for an emergency meeting. Present were: Commissioners Brad Holton and Leslie Van Beek, Prosecutor Chris Boyd, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Zach Wesley, Deputy PA Ben Cramer, and Deputy Clerk Monica Reeves. Commissioner Holton made a motion to amend today's agenda for an Executive Session. The motion was seconded by Commissioner Van Beek and carried unanimously. Commissioner Holton said the emergency involves the likelihood of such injury, damage or loss. Commissioner Van Beek made a motion to adjourn into an emergency meeting pursuant to Idaho Code 74-204(2) regarding the likelihood of such injury, damage or loss. Commissioner Holton seconded the motion. Chief Civil Deputy PA Aaron Bazzoli said there should be a brief statement as to the reason behind the emergency, the basis for amending the agenda. It was noted that no newspaper or media has asked to be notified of emergency meetings. Commissioner Van Beek amended her motion and stated the emergency is described as a person or employee of the County and the emergent need for counsel appointment would result in immediate financial loss and 24 hour notice is impracticable, or would increase the likelihood or severity of the injury, damage or loss because the hearing on the matter is set within 7 days and conflict counsel is required to prepare. Commissioner Holton seconded the amended the motion, which carried unanimously. Commissioner Van Beek made a motion to go into Executive Session at 4:14 p.m. pursuant to Idaho Code, Section 74-206(1)(f) to communicate with legal counsel regarding pending or likely litigation. The motion was seconded by Commissioner Holton. A roll call vote was taken on the motion with Commissioners Holton and Van Beek voting in favor of the motion to enter into Executive Session. The Executive Session concluded at 4:27 p.m. While in open session, Prosecutor Boyd said he has an obligation to represent a County employee and there is a potential conflict which would prevent him from ethically representing them so he is unavailable to do so and requests the County appoint conflict counsel. Commissioner Van Beek made a motion to approve funding for a special appointment for a limited duration with a payment from the court fund to handle the conflict counsel as articulated by Prosecutor Boyd. The motion was seconded by Commissioner Holton and carried unanimously. The meeting adjourned at 4:29 p.m. An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 28, 2025

No meetings were held this day.

MARCH 2025 TERM
CALDWELL, IDAHO MARCH 31 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Sarah Kaley, Limited License Intern - Criminal, Prosecuting Attorney's Office
- Julio Ortega, IT Systems Administrator I

FILE CLAIM AND PURCHASE ORDER APPROVAL REPORTS

The Board filed the claim and purchase order approval reports from the Auditor's Office for the month of March, 2025.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 9:33 a.m. to consider action items. Present were: Commissioners Leslie Van Beek and Zach Brooks, Commissioner Brad Holton (arrived at 9:41 a.m.), Chief Deputy P.A. Aaron Bazzoli, COO Greg Rast, Jeff Moser with PBK participated via teleconference (left at 9:45 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider signing Declaration and Notice of Sole Source Procurement for Prosecutor by Karpel: Mr. Bazzoli explained this is software for the Prosecutor's Office as Justware has been used long past functionality. The reason this can be purchased thru sole source is due to the compatibility with existing software and programs and that there is no functional equivalent to this product. A public hearing to take comments will be held on April 18th at 9:30 a.m. At the request of Commissioner Van Beek, Mr. Rast provided a history of technology used in both the Prosecutor's Office and the Public Defender's department and how Prosecutor by Karpel will be integrated. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the declaration and notice of sole source procurement for Prosecutor by Karpel.

Consider proclamation declaring April 2025 as Child Abuse Prevention and Sexual Assault Awareness Month: This year the County is partnering with the City of Caldwell, and a ceremony will be held tomorrow where the proclamation will be read. Commissioner Van Beek read the proclamation into the record. Upon the motion of Commissioner Holton and second by Commissioner Van Beek

the Board voted unanimously to sign the proclamation declaring April 2025 as Child Abuse Prevention and Sexual Assault Awareness month.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:48 a.m. pursuant to Idaho Code, Section 74-206(1) (d), and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli and COO Greg Rast. The Executive Session concluded at 10:15 a.m. with no decision being called for in open session.

The meeting concluded at 10:16 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 10:17 a.m. to consider matters related to county assistance. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of County Assistance Yvonne Baker, COO Greg Rast, and Deputy Clerk Jenen Ross. The following case was presented for Board consideration:

Case no. 2007-522: There has been a request for 100% forgiveness. The case was approved on June 13, 2007 in the amount of $59,336.53. The total amount reimbursed to the county is $1109 with the last payment being in April 2009. The remaining balance is $58,236.53. The applicants filed for bankruptcy in July 2009 which has prevented the county from pursuing payment, however, the medical lien survives bankruptcy. An overview of the income and expenses, including assets which include a home, a vehicle and a bank account. The only way the county could recoup any payment would be if the home was sold. Following questions and discussion, the Board is not in favor of full forgiveness. Commissioner Van Beek made a motion to deny the request for full forgiveness. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Brooks motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:27 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY MDC, LLC/JOSEPH CARTER, REPRESENTED BY RIVERIDGE ENGINEERING COMPANY, FOR A CONDITIONAL REZONE OF PARCELS R37511 & R37510112 FROM "A" (AGRICULTURAL) TO "CR-R-R" (CONDITIONAL REZONE - RURAL RESIDENTIAL), CASE NO. CR2022-0016

The Board met today at 2:45 p.m. to conduct a public hearing in the matter of a request by MDC, LLC/Joseph Carter, represented by Riveridge Engineering Company, for a conditional rezone of parcels R37511 & R37510112 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone - Rural Residential) Zone. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Director Jay Gibbons, DSD Principal Planner Dan Lister, Elizabeth Koeckeritz, Terry Scanlan, Doug Carnahan, Jason Carnahan, and other interested citizens, and Deputy Clerk Monica Reeves.

Principal Planner Dan Lister summarized the Board's hearing that was held on March 13, 2025, where it agreed to change some of the conditions and relook at the lot sizes and the average lot size, and to hear from the applicant's water expert regarding the difference between a community well system and the domestic well infrastructure. Additionally, the applicant was directed to provide the number of residential lots based on the average lot size and minimum lot size that was agreed upon at the last hearing.

Elizabeth Koeckeritz testified that Terry Scanlan, a recognized expert on water and water issues who is a consulting engineer and a hydrogeologist, will offer testimony today. Also, Doug and Jason Carnahan will explain the number of lots they are proposing.

Terry Scanlan with HDR Engineering responded to questions from the Board regarding the difference between the cone of depression between domestic wells and a community water system. Water flows into a well because from higher pressure to lower pressure and when you turn on the pump it lowers the water level in the well and water comes in through the well which tends to impede the water coming in and it also comes in through the aquifer. In this area it's sand. At the well itself you will see when it draws down the water level of the well will be lower than it is in the aquifer outside the well. Sometimes it's a lot lower if the well is inefficient if the water has a hard time getting in. With a perfect well the water level on the outside of the well casing and well screen will be exactly the same as in the aquifer. When you're in the aquifer you have to have that driving force to push the water through the sand so you need force to do that. You establish the cone of depression as you get away from the well the water level depression on the aquifer is much less than it is close to the well so you get this cone shape with it steepening as you get closer to the well. The difference between a cone of depression for one community well pumping 100 gallons per minute, for example, and a bunch of wells pumping an average of 100 gallons per minute, is pretty much the same. If that community well is in the center of the mass of all the domestic wells, once you get outside that you will have the same impact because you're pulling the same amount of water from the aquifer, a bunch of small cones of depression but as you move away outside the subdivision the impact will be the same if you're pumping the same volume of water. A community water system is regulated by DEQ and if there are more than 24

connections you need two wells so that if one well goes down the system will still be operating. Pumps fail and the other well can carry the load until you get that fixed and that is an advantage of a community system. Mr. Scanlan said their study looked at long-term water levels in the area and the water levels are pretty stable. There is a monitoring well a mile to the west that's operated by the state and they have pretty good water levels on that one back about 25 years. It does show declines, it shows one-third of a foot per year for the last 25 years. There is another monitoring well northeast of the subdivision property and it has a good record for about 20 years and it shows an inch on average of decline per year. There are declines but they're not big and to him that magnitude is not a big concern and they thinks they are probably driven by land use changes particularly center pivot irrigation where you switch from gravity/flood irrigation to center pivot you don't see the recharge and that's probably the big driver on those minor declines. The impact of the domestic use is not much. Irrigation is the driver on Treasure Valley groundwater because it uses so much more water. Mr. Scanlan responded to follow-up questions from the Commissioners.

Doug Carnahan testified that a 2.5-acre lot size average and a 2-acre minimum are acceptable to them. With the requirement to increase the average size of the lots they start to run into a problem with marketability of the larger lots.

Jason Carnahan testified that they took 165 acres and subtracted out 12 acres worth of roads and divided at 2.5 acres that equals 61 lots. The average lot size in the area is 2.63 acres. If they took 61 lots that's a 2.7-acre density. Having a 2-acre lot minimum they should be less dense than surrounding developments. They included the 18-acre parcel in their calculations. There was further discussion regarding density, in both net numbers and gross numbers. Mr. Carnahan said if they remove the roads and the commercial lot, it's imposing such restrictions that it probably needs to be rethought which is why they came back to a number of lots that got to the 2.5 acres. They are trying to figure out how many lots the Board finds acceptable and if it wants the 18-acre parcel and the 12 acres pulled out that puts it to 135 acres and that divided by 2.5 results is 54 lots.

Ms. Koeckeritz said instead of defaulting to a number she requests it go to what was previously discussed because now that they have to rework the plat the road space will change and there may not be an extra road spur and there are different ways to reconfigure it. If we take 1.5 acres out of the 18 acres that could also change the overall numbers so it's better to have not just the specific number but rather that this is how it will be developed. The development agreement would have to be amended for anyone in the future.

Planner Lister said the 76 lots are based off the 2-acre lot size and the Board can either lock it down to a lot size or go back to their original concern which is limited to the 2.5-acre average lot size with a minimum lot size of 2 acres, not including the 18-acre parcel. It is up to the applicants at the time of plat to demonstrate how they meet that. Either the Board still wants a conceptual plan of how it will look, or it can lock it down to an average and the lot size as part of the plat they are demonstrating how they are meeting the development agreement criteria.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to close public testimony. As part of the Board's deliberation, there was a review of the criteria listed in the FCO's from the P&Z Commission as well as a review of draft conditions. The condition requiring bollards will be removed because Kemp Road is a private road. The plat will have to show two access points per fire district requirements. The FCO's will be updated to reflect the applicant's agreement with the Middleton School District. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the conditional rezone for Case No. 2022-0016, which is a zone change from "A" Agricultural to "RR" Rural Residential and to direct staff to make the changes that have been discussed, and to continue this to a date certain where staff can present the changes to the findings that have been outlined for final approval of the FCO's. The development will be limited to not more than 54 residential lots and the average lot size would meet the 2.5 acres with a minimum lot size of 2 acres, not including the 18 acres of property or the roads as discussed. The Board will reconvene at a later date to the review the FCO's. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 4:01 p.m. An audio recording is on file in the Commissioners' Office.

There were no Board of Equalization matters that came before the Board this month.

THE MINUTES OF THE FISCAL TERM OF MARCH 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 1, 2025

APPROVED CATERING PERMIT

The Board approved an Idaho Liquor Catering Permit for:

- Taqueria Mexico Chiquito LLC to be used 4/20/25 for a rodeo

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Dan Lister, Promotion to Planning Supervisor
- Gunner Campbell, Juvenile Probation Officer I, new hire
- Cassie Lamb, Agricultural Programs Coordinator, transfer from DSD to the Fair
- Angela S. Salsedo, Legal Assistant I – Criminal, new hire
- Cecilia Racquel Kotte, Legal Assistant II – Criminal, new hire

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

The Board met today at 9:45 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek and Brad Holton, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Sgt. Jason Roberts (left at 9:48 a.m.), Lt. Brian Crawforth (left at 9:48 a.m.), HR Director Marty Danner (left at 9:56 a.m.), Director of Constituent Services Aaron Williams (left at 9:56 a.m.), Controller Kyle Wilmot (left at 9:56 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. Commissioner Zach Brooks arrived at 10:15 a.m. The action items were considered as follows:

Consider Agreement Between Idaho Department of Parks and Recreation and Canyon County for Recreation Boating Safety Grant: Sgt. Roberts explained this is an annual grant they apply for which goes towards wages and improving marine patrol programs. One of the grant requirements is to increase boater education to the public which they've done this year and conduct outreaches. The grant amount this year is $55,557 NTE with a match amount. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the agreement between Idaho Department of Parks and Recreation and Canyon County for Recreation Boating Safety Grant (agreement no.25-044).

Consider Review Committee Recommendation for the Human Resources Information System and/or Payroll System and Signing Notice of Intent to Award: Ms. Danner explained an extensive search was done to find something that better fits the county needs. Following the RFP, 6 companies responded and 3 were invited to provide demonstrations. Dayforce was the company selected which will replace ADP. The anticipated go live date is January 1, 2026, the hope is that this will allow ample time for testing and implementation. In response to a question from Commissioner Van Beek, Mr. Wilmot said there may be some savings when the cost for individual modules in

ADP along with the JobScore program costs are considered. IT will be heavily involved in implementation and management. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to accept the review committee recommendation for the Human Resources Information System and/or Payroll System and sign the notice of intent to award.

The Board recessed the meeting from 9:56 a.m. to 10:15 a.m.

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

Commissioner Van Beek made a motion to go into Executive Session at 10:16 a.m. pursuant to Idaho Code, Section 74-206(1) (d), and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, and COO Greg Rast. The Executive Session concluded at 11:29 a.m. with no decision being called for in open session.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:29 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 2, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Shane Sears, Temporary Election Specialist, rehire for May 2025 election
- Emily Bunn, promotion to Principal Planner
- Shawn Powers, Sr. Weed and Pest Technician, transferring from Maintenance to Weed & Pest

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Slim's Tavern to be used on 4/12/25 for the Treasure Valley Basketball Hall of Fame event

No meetings were held this day.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 3, 2025

No meetings were held this day.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 4, 2025

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Blake Whitney, Deputy Sheriff, Waterways
- Chandler Griffin, Deputy Sheriff, Patrol
- Robert Villegas, Deputy Judicial Marshal

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- Sushi LW, LLC dba Sushi Sushi
- Idaho Bowling Corporation, Inc., dba Nampa Bowl
- La Copa, LLC dba La Copa
- Imbibe, LLC dba McCleary's
- The Airport Inn, Inc., dba The Airport Inn
- Linda S. Barr dba Pete's Tavern

(Resolution No. 25-054)

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 7, 2025

No meetings were held this day.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 8, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Capitol Bar to be used on 4/12/25 for the Segura wedding

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- SLCH Asian Grocery, LLC dba Asian Grocery
- Chop Shop, LLC dba Chop Shop
- Kickback Bar, Inc. dba Kickback Bar
- Craft Lounge, LLC dba Craft Lounge (Caldwell)
- Craft Lounge, LLC dba Craft Lounge (Nampa)
- Grey Stone Corp da V-Cut Lounge
- JM Assets, LLC dba Garbonzos Pizza
- O Seafood, Inc. dba O Crab

Resolution no. 25-055

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

The Board met today at 9:31 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks
Chief Deputy P.A. Aaron Bazzoli (arrived at 9:33 a.m.), Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Deputy P.A. Ben Cramer, Case Managers Kellie George and Jennifer Odom (left at 9:34 a.m.), Director of Community Assistance Yvonne Baker, Parks Director Nicki Schwend (left at 10:01 a.m.), Assistant Parks Director Michael Farrell (left at 10:01 a.m.), Outdoor Recreation Planner Alex Eells (left at 10:01 a.m.), Facilities Director Rick Britton (left at 9:45 a.m.), DSD Director Jay Gibbons (arrived at 10:00 a.m.), Assistant DSD Director Joshua Johnson (arrived at 10:00 a.m.), Planning Supervisor Dan Lister (arrived at 10:00 a.m.), Clerk Rick Hogaboam (arrived at 10:00 a.m.), Controller Kyle Wilmot (arrived at 10:00 a.m.), COO Greg Rast, Director of Constituent Services Aaron Williams (left at 10:01 a.m.), BOCG Volunteer Lisa Nicodin (left at 9:34 a.m.), Representatives from Veritas, Stroth General, Barrier Building, and Hamilton Construction Company (left at 9:38 a.m.), Assessor Brian Stender and Property Appraiser Supervisor Holly Hopkins (arrived at 9:47 a.m. and left at 10:00 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Resolution Appointing Volunteer to Board of Community Guardians – Lisa Nicodin: Ms. Nicodin is the 10th volunteer to be appointed to the Board of Community Guardians and at the request of Ms. Baker, explained why she has chosen to volunteer and provided a brief history of herself. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution appointing volunteer, Lisa Nicodin, to the Board of Community Guardians (resolution no. 25-056).

Opening of bids received for the 2025 Celebration Park Boater Improvements Project – Phase 1:

Stroth General, LLC

Received April 8, 2025 at 8:57 a.m.
$1,228,000

Hamilton Construction Company
Received April 8, 2025 at 8:19 a.m.
$1,094,554.40

Barrier Building Inc.
Received April 8, 2025 at 8:19 a.m.
$827,000

Veritas
Received April 8, 2025 at 8:35 a.m.
$599,184

The bids will be provided to all relevant parties for review. A recommendation will be made to the Board on April 15, 2025.

Consider Ordinance No. 25-005 Repealing Ordinance No. 17-003 Designating a County Gun Range Board as an Advisory Board and Providing an Effective Date; and Consider Summary of Ordinance No. 25-005 Repealing Ordinance No. 17-003: Mr. Wesley explained that following a previous discussion there was consensus between the Board of Commissioners, Sheriff's Office and Parks department that the Gun Range Advisory Board has served its purpose and is now outdated. Letters have been sent to all members thanking them for their service. Today's ordinance repeals ordinance 17-003 so that matters can be handled more informally, allowing use of professionals and/or community members when necessary. Commissioner Brooks made a motion approving Ordinance No. 25-005 Repealing Ordinance No. 17-003. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Van Beek made a motion to sign Summary of Ordinance No. 25-005 Repealing Ordinance No. 17-003. The motion was seconded by Commissioner Brooks and carried unanimously.

Consider issuing Solicitation of Bids for the George W. Nourse Gun Range Perimeter Fence: Mr. Wesley said this is for a perimeter fence along the existing gun range and the new CCSO build-out. This project is exempt from public contractors work license as it is anticipated to be under $200,000 but over $50,000. It has been prepared as a solicitation of interest and will be sent to four contractors for consideration. Director Britton gave a brief overview of the project. Funding will be divided between the Parks budget and the Sheriff's budget based on the fencing length. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the solicitation of bids for the George W. Nourse Gun Range Perimeter Fence.

Consider Alcoholic Beverage License Transfer for Raising Our Bar, LLC dba Raising Our Bar: Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted

unanimously to sign the alcoholic beverage license transfer for Raising Our Bar, LLC dba Raising Our Bar (resolution no. 25-057).

Discussion ensued regarding the 63-602NN applications and workflow. Assessor Stender explained that these applications were primarily handled by the previous Chief Deputy Assessor Joe Cox and although applications have slowed down he anticipates them picking back up with the current economic outlook on the global picture. He does not feel it's the Assessor's responsibility to be the intermediary for these exemption communications as it is quite cumbersome and time consuming. A handout was provided to the Board which shows the workflow as Assessor Stender visualizes it and includes a part-time county Economic Coordinator position that he feels would be a position under the BOCC, specifically under Constituent Services. Mr. Rast confirmed there is money within the Constituent Services budget to potentially hire Mr. Cox in a part-time capacity. The Board is supportive of the position and the potential of Mr. Cox filling the position. Assessor Stender and Mr. Williams will work with HR to create a job description and any other pertinent documents for Board consideration.

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 10:01 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Deputy P.A. Ben Cramer, and COO Greg Rast. DSD Director Jay Gibbons, Assistant DSD Director Joshua Johnson, and Planning Supervisor Dan Lister participated from 10:01 a.m. to 10:22 a.m. Clerk Rick Hogaboam, Controller Kyle Wilmot and Director of County Assistance Yvonne Baker participated from 10:22 a.m. to 10:46 a.m. The Executive Session concluded at 10:54 a.m. with no decision being called for in open session.
The meeting concluded at 10:54 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

MEETING WITH HR DIRECTOR TO CONSIDER ACTION ITEMS

The Board met today at 11:00 a.m. with the HR Director to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, HR Director Marty Danner, Sr. Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, IT Operations Manager Jairo Rodriguez, IT Business Manager Caiti Pendell, Deputy CIO Steve Webb, Information Security Officer Boon Singpraseuth, Network Engineer Curtis Long, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider changes to the job title, job descriptions, and salary grade of two (2) positions in the Information Technology Department: This resolution will change a Print Design Coordinator to a Sr. Administrative Specialist as it better fits the work being done. The salary grade will change from a grade 13 to a grade 12. One Program Analyst I will be changed to a Database Management Administrator (DBAII) with a pay grade change from 14 to 15, this person will largely support the Prosecutor's Office.

Adopt one (1) new position in the Information Technology Department: This is an Information Security Officer position which was approved in the FY25 budget. The position was originally budgeted as a grade 17 but after review will be moved to a grade 16. Mr. Singpraseuth will be moving into this position.

Commissioner Van Beek made a motion to approve the changes to the job title, job descriptions, and salary grade of two (2) positions in the Information Technology Department and adopt one (1) new position in the Information Technology Department. The motion was seconded by Commissioner Brooks and carried unanimously (resolution no. 25-058)

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:08 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH OKLAND FOR UPDATE ON THE SHERIFF'S ADMINISTRATION BUILDING CONSTRUCTION PROJECT

The Board met today at 2:34 p.m. with Okland for an update on the Sheriff's administration building construction project. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Facilities Director Rick Britton, Clerk Rick Hogaboam, Controller Kyle Wilmot, Chief Deputy Sheriff Doug Hart, Cpt. Harold Patchett, Cpt. Ray Talbot, Director of Constituent Services Aaron Williams, Ben Petzinger, Jeff Hinckley, and Jim Williams with Okland, Steve Burton, COO Greg Rast, and Deputy Clerk Jenen Ross.

As part of the quarterly update report, Okland representatives gave a PowerPoint presentation to update the Board on the progress of construction. The presentation reviewed the following items:

- Q1 Schedule
- Groundbreaking on January 10th
- Rammed aggregate pier installation
- Excavation, footings, and rebar placement
- Concrete flow of work
- Underground utilities
- Drone views from 2/21/25, 3/7/25, 3/21/25, 4/4/25
- Time-lapse video from 1/16/25 – 3/20/25

- Schedule for Q2: April 1 - June 30
- 4D workflow for steel erection
- Projections
    - Cash flow – expected vs. projected
    - Q1 cost report as of April 8, 2025
    - Original GMP balance: $27,609,999 vs. current GMP balance: $25,778,819
    - Contingency expenditures

A copy of the PowerPoint presentation is on file with this day's minutes.

The meeting concluded at 2:56 p.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH THE ADMINISTRATIVE DISTRICT JUDGE AND THE TRIAL COURT ADMINISTRATOR TO DISCUSS THE SUPREME COURT'S PIVOT TO THE CLOUD

The Board met today at 3:30 p.m. with the Administrative District Judge and the Trial Court Administrator to discuss the Idaho Supreme Court's pivot to the cloud. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Administrative District Judge Thomas Whitney, Trial Court Administrator Benita Miller, Deputy TCA Chris Paulsen, TCA employees, COO Greg Rast, Chief Civil Deputy PA Aaron Bazzoli, Clerk Rick Hogaboam, Controller Kyle Wilmot, Chief Deputy Clerk Jess Urresti, and Deputy Clerk Monica Reeves. Assessor Brian Stender arrived at 3:56 p.m. Judge Whitney said he was recently informed of the pivot to the cloud project and how it's going to impact the judges in Canyon County and he wanted to share his concerns with the Board. 43 out of 44 counties in the state have worked through the project and are getting ethernet wiring in their respective courthouses, but they have been told that's not possible in Canyon County and as a result when the project goes forward the judges will have to use Chromebooks rather than having a regular laptop computer and it will create an inefficiency for the judges. He asked the Board to direct its staff to meet with the state's IT staff and to see if they can bridge the gap. COO Rast said there is big disconnect between the political side and the technical side with respect to how this will come to fruition. He has tried to get face-to-face meetings with Doug Hansen, the CIO and with Jennifer Dvorak, the Deputy CIO at the state, but they will not take his calls. He has drafted an email to Chief Justice Bevan on the technical perspective that we cannot achieve what they are asking for. The issue is that the Supreme Court's internet circuit is a 500 mg circuit but they deliver to the County's data center and if we unplug the County's copper and fiber there is no path to get onto that 500 mg data center. We cannot have state equipment in shared communication rooms because of CJIS (Criminal Justice Information Service) requirements. Even though they're saying they will provide virtual desktops/Chromebooks they still won't have connectivity to go through their network to get to the cloud because we have unplugged Canyon County. He has offered to keep all the copper and the fiber optics in place and virtual line it out which means the state will have full control of that layer of the network for all the connectivity and they can already use all the fiber and copper that's in place - there's nothing new to run and we can change the jack in the wall from Canyon County

to the state and nothing changes. He has tried for two years to talk about how there will be issues with the project and how keeping two networks completely separate with their own copper and fiber used to be the way to go, but the new school of thought is a virtual local area network (VLAN). He wants to be a good partner but he thinks the politics of control are outweighing the technical aspects of what is feasible. Commissioner Holton said the state is proposing to use outdated technology and he welcomes a meeting with their technical staff to discuss the issues. Commissioner Van Beek said there is a way to work together, but she will not vote for tearing up the courthouse and cutting into walls. Judge Whitney said it's his understanding that the VLAN is out of the question due to vulnerability concerns with protecting the integrity of the state's data. He will ask the Idaho Supreme Court IT staff to address the concerns. Chief Civil Deputy PA Aaron Bazzoli believes there are more options and explanations available and if the County's IT staff and the Supreme Court's staff can meet they can come up with solutions that fit the state goals of having a secure system and a judge's goal of being able to access information and data quickly. Judge Whitney will request a meeting. The meeting concluded at 4:39 p.m. An audio recording is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 9, 2025

No meetings were held this day.

25-059 ALCOHOL LICENSE RENEWALS: Golden Palace, Inc., dba Golden Palace; Canton Café, Inc., dba Canton Café; Indian Creek Steakhouse, LLC dba Indian Creek Steakhouse; Hot Chicken Idaho, LLC dba Dave's Hot Chicken; The Tackle Shop, LLC dba The Tackle Shop; Apple Idaho, LLC dba Applebee's Neighborhood Grill & Bar; MRG, Inc., dba Buck's Saloon & Steakhouse; Red Brick, LLC dba Vape; Vapor, LLC dba Vape; The Bank Bar, LLC dba The Bank Bar; Roots and Company, LLC dba Roots and Company; Campos Market, LLC dba Campos Market; City of Nampa dba Ridgecrest Golf Club

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 10, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Juliet P. Hernandez, Limited License Intern – Criminal, new hire
- Bridgette A. Robison, Limited License Intern – Criminal, new hire
- Tianna K. Major, Limited License Intern – Criminal, new hire

25-060 ALCOHOL LICENSE RENEWALS: Idaho Golf Partners, Inc., dba Timberstone Golf Course; City of Caldwell dba Fairview Golf Course; City of Caldwell dba Purple Sage

Golf Course; Grit Ground Game, LLC dba Grit; Mariscos El Viejon, LLC Mariscos El Viejon; and Precepts Brands, LLC dba Ste. Chapelle Winery/Sawtooth Winery

25-062 ALCOHOL LICENSE RENEWALS: Jacksons Food Stores, Inc., dba Extra Mile #196; Jacksons Food Stores, Inc., dba Extra Mile #184; Jacksons Food Stores, Inc., dba Extra Mile #183; Jacksons Food Stores, Inc., dba Extra Mile #182; Jacksons Food Stores, Inc., dba Extra Mile #181; Jacksons Food Stores, Inc., dba Extra Mile #180; Jacksons Food Stores, Inc., dba Extra Mile #179; Jacksons Food Stores, Inc., dba Extra Mile #178; Jacksons Food Stores, Inc., dba Extra Mile #177; Jacksons Food Stores, Inc., dba Extra Mile #164; Jacksons Food Stores, Inc., dba Extra Mile #149; Jacksons Food Stores, Inc., dba Extra Mile #148; Jacksons Food Stores, Inc., dba Extra Mile #147; Jacksons Food Stores, Inc., dba Extra Mile #144; Jacksons Food Stores, Inc., dba Extra Mile #143; Jacksons Food Stores, Inc., dba Jacksons Food Stores #239; Jacksons Food Stores, Inc., dba Jacksons #241; Jacksons Food Stores, Inc., dba Jacksons Food Stores #198; Jacksons Food Stores, Inc., dba Jacksons Food Stores #117; Jacksons Food Stores, Inc., dba Jacksons Food Stores #115; Jacksons Food Stores, Inc., dba Jacksons Food Stores #85; Jacksons Food Stores, Inc., dba Jacksons Food Stores #82; Jacksons Food Stores, Inc., dba Jacksons Food Stores #64; Jacksons Food Stores, Inc., dba Jacksons Food Stores #63; Jacksons Food Stores, Inc., dba Jacksons Food Stores #62; Jacksons Food Stores, Inc., dba Jacksons Food Stores #61; Jacksons Food Stores, Inc., dba Jacksons Food Stores #60; Jacksons Food Stores, Inc., dba Jacksons Food Stores #59; Jacksons Food Stores, Inc., dba Jacksons Food Stores #22; Jacksons Food Stores, Inc., dba Jacksons Food Stores #5; Jacksons Food Stores, Inc., dba Jacksons Food Stores #3; Pantera Market & Mexican Restaurant #2, LLC dba Pantera Market #2; Taqueria La Flama #2, LLC dba Taqueria La Flama

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

The Board met today at 9:34 a.m. with County Attorneys for a legal staff update and to consider action items. Present were: Commissioners Brad Holton and Leslie Van Beek, COO Greg Rast, Clerk Rick Hogaboam, Treasurer Jennifer Watters, Chief Deputy Treasurer Steve Onofrei, Elections Supervisor Haley Hicks, Prosecutor Chris Boyd, PA Senior Chief Deputy PA Ingrid Batey, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Facilities Director Rick Britton, Parks Director Nicki Schwend, Parks Assistant Director Michael Farrell, Outdoor Recreation Planner Alex Eells, Director of Constituent Services Aaron Williams, and Deputy Clerk Monica Reeves. The items were considered as follows:

Consider the Treasurer's tax charge adjustments by PIN for March 2025: Treasurer Watters reported that most of the adjustments are adding homeowner's exemptions and reducing value. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to approve the Treasurer's tax charge adjustments by PIN for March 2025.

Consider Signing a Resolution Designating Polling Locations for the May 20, 2025 Election: Elections Supervisor Haley Hicks said all locations have remained the same except for four: Caldwell Elks Lodge will be replaced by Canyon Hill Church of the Nazarene; Mountain Heights Calvary Chapel will be replaced by the Nampa Public Library; the Idaho Hispanic Cultural Center will be replaced by Snake River Elementary; and Park Ridge Elementary will be replaced by Crossroads Church. Clerk Hogaboam noted that the Idaho Hispanic Cultural Center is a shared use building so there were multiple other events occurring in the building which was creating parking challenges resulting in complaints to the Elections Office. Snake River Elementary has been decommissioned as a fulltime elementary school although the school district still uses it for other resources and the Elections Office will have dedicated use of one wing of the building. The other sites chose not to participate due to cost issues and logistical issues. Upon the motion of Commissioner Van Beek and the second by Commissioner Holton, the Board voted unanimously to sign the resolution designating Polling Locations for the May 20, 2025 Election. (No. 25-061.)

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

Commissioner Van Beek made a motion to go into Executive Session at 9:42 a.m. pursuant to Idaho Code, Section 74-206(1) (f) and (i) to communicate with legal counsel regarding pending/imminently likely litigation, and communicate with the risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner Holton. A roll call vote was taken on the motion with Commissioners Holton and Van Beek voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, COO Greg Rast, Prosecutor Chris Boyd, PA Senior Chief Deputy PA Ingrid Batey, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Facilities Director Rick Britton, Parks Director Nicki Schwend, Parks Assistant Director Michael Farrell, Parks and Program Manager Dylon Starry. Director Britton, Director Schwend, and the parks staff left at 10:02 a.m. The Executive Session concluded at 10:47 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.

DSD GENERAL BUSINESS MEETING

The Board met today at 10:54 a.m. for a DSD general business meeting. Present were: Commissioners Brad Holton and Leslie Van Beek, DSD Director Jay Gibbons, DSD Assistant Director Josh Johnson, Chief Civil Deputy PA Aaron Bazzoli, COO Greg Rast, and Deputy Clerk Monica Reeves. Topics of discussion were as follows:

- DSD staff's interaction with the City of Nampa and their specific area plan: The city council is in discussions of approval of the plan and Director Gibbons has committed to Nampa staff that if the council wishes to hear from the County at the hearing on their upcoming meeting he is willing to do that. He spoke with the P&Z Director last week and they would like him to show the council that they worked together while they were planning this and if they are concerned that we only had one joint meeting and they want a second meeting that will be fine. Commissioner Van Beek thinks it would be a good idea for Director Gibbons to attend the Nampa City Council meeting on behalf of the County. She received positive feedback from Nampa leadership on the letter the County generated outlining the process. They said the County was in support of the density being proposed, but we have not discussed that. Director Gibbon said a joint meeting was held last June, and the city needs to decide what it wants the fabric of the city to be. It's a city plan, not a County plan and we can incorporate it into our area of city impact agreement at some point. Commissioner Van Beek said the preservation of ag ground will have to be part of the discussion because of the density the city is proposing. There is no plan to annex so that will fall to the County's jurisdiction. There are a lot of issues that have to be resolved between the city and the county using the joint powers agreement as a guiding document and in the absence of annexation that will be determined by the Board. She spoke about the importance of protecting resources, such as water. The County has to meet with Nampa as far as reviewing their area of city impact boundary by the end of the year, so we'll have additional opportunities to talk about whatever direction their comprehensive planning effort goes. The Board is not intentionally slowing anything, it is accepting and processing work. Director Gibbons has the Board's approval to attend the Nampa City Council meeting and be a resource.

- Administrative land divisions section of the code: DSD has a 3-person team in place that will go through the existing code and look at the history of administrative divisions within the County and come back with ordinance proposals to solve some of the issues and things that have come up that have created issues. They want to clarify intent and what's available and decide where that moves going forward. The team will have a workshop with the Board before they come back with specific ordinance changes to make sure the Board approves of where that is headed. The planning team will host at least two public input meetings. Commissioner Holton said he has received multiple emails accusing him of taking away land divisions and he hopes those citizens monitor the process and provide input. Assistant Director Johnson said he is helping the team and is researching what other counties are doing. Director Gibbons finds it interesting that the original 1979 code needed immediate interpretation, it was not black and white from the beginning. Commissioner Van Beek said the County is dealing with collateral damage of years/decades of that, even down to the parcel number because the data was not managed in a way that the County could be the subject matter expert and that is unfortunate.

- Assistant Director Johnson said there is a provision in the ordinance that you can take your divisions and create what is called an agricultural-only remnant. It's not defined anywhere in the zoning ordinance and the effect of that would be that since it means nothing then you have building permits available and you can draw your own conclusions as to the ultimate argument on that point, but as they are processing more and more administration divisions staff feels they need to get ahead of the overall effort, and he would like the Board's feedback. Commissioner Van Beek said the agricultural remnant was driven by a desire for people to get something else without going to a subdivision and it was driven by one commissioner who tasked that. There are many terms in the comprehensive plan that have no substantive meaning to the plan, they are undefined and are subject to interpretation and the biggest problem she sees with it is there is nothing that defines how long that has to stay and someone agrees to do an ag remnant, but two years later there is nothing in the code that says it has to stay as a remnant so someone could subdivide and do it again which changes the character of the area and fights against criteria on how land use cases are divided. It needs to be addressed. She did not vote for the 2030 comprehensive plan because it's not complete and it is confusing and subject to interpretation. It is a bait and switch because we had zoning allocations that were overlaid even though they had the correct comprehensive plan designation. They were overlaid with a new comprehensive plan designation without the zoning and comprehensive plan being in sync. It's a mess, but the Board is doing its best to solve those problems.

- Commissioner Holton asked about the status of the ordinance changes. Assistant Director Johnson said the FCO's will go to the P&Z Commission next Thursday and then it will come to the Board.

- Director Gibbons has a group of planners assigned to the cities areas of impact and they are scheduling joint meetings with all of the cities to set the ground rules and expectations. Commissioner Holton said he wants all cities to be treated the same.

Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 11:20 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH ASSESSOR'S OFFICE TO CONSIDER VARIOUS NEW AND RENEWING PROPERTY TAX EXEMPTIONS UNDER CODES: 63-602P, 602W, 602D, 602P, 602B, 602C, 602E, 602GG, AND 50-2014

The Board met today at 1:40 p.m. with the Assessor's Office to consider granting new and renewing property tax exemptions. Present were: Commissioners Brad Holton and Leslie Van

Beek, Assessor Brian Stender, Assessor's Office Business Manager Jennifer Loutzenhiser, Assessor's Office Administrative Analyst Helena Thompson and Deputy Clerk Monica Reeves. Commissioner Zach Brooks arrived at 1:48 p.m.

602W

Assessor Stender presented the Board with an exemption application pursuant to Idaho Code 63-602W, which is a site improvement application for Greenleaf Air Ranch #3, Glar Industries, Inc. This is the third phase and they should qualify for the 75% exemption that's been standard; however, the property owner is requesting an 85% exemption. Assessor Stender said he agreed to the 85% exemption in the past when the economic state of Canyon County was different than it is today where the owner was asking a substantially different price point for the lots back then. He recommends the Board approve the application at the 75% exemption. In order to qualify for this exemption you have to be the developer or owner and put in the utilities and still hold the lots for sale. You can prove the greater exemption or get the default exemption of 75%, however, he does not have enough information to quantify a larger exemption than 75%. Upon the motion of Commissioner Van Beek and second by Commissioner Holton, the Board voted unanimously to approve the exemption in the amount of 75% for Glar Industries, Inc., under 602W as presented. (Assessor Stender left at 1:46 p.m.)

Helena Thompson presented the following exemption applications for review:

602B - Religious Organizations

PIN 31408000 0 Karcher Church of the Nazarene, located at 2515 W. Karcher Road, Nampa - They have benefitted from an exemption in previous years, however, it was a partial exemption. They were renting a portion of their field for non-church-related use but they are no longer doing that so the Assessor's Office is recommending they receive a full exemption. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks, the Board voted unanimously to approve a full exemption for Karcher Church of the Nazarene, PIN 31408000 0.

PIN 29230010 0 & 78392000 0, First United Methodist Church, located at 2717 12th Ave. Rd, Nampa - Their exemptions were removed last year because they did not submit their applications by the April 15th deadline. They have turned in two new applications this year and the Assessor is recommending the two applications be approved. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks, the Board voted unanimously to approve the exemption for First United Methodist Church for PIN 29230010 0 & 78392000 0 as presented.

PIN 13182000 0 Elim Romanian Church, Inc., located at 824 1st Street South, Nampa - This is a new church and the Assessor's Office recommends denial under the question of how the property is being used. The application states the property is not being used as there are no funds to start the construction. There is a building on the parcel but they are not using it, and they are conducting church at the pastor's residence. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks, the Board voted unanimously to deny the application for Elim Romanian Church on 1st Street in Nampa for lack of use tied to a religious purpose on PIN 13182000 0.

602C – Charitable Organizations

PIN 00855000 0 Lambda-Chi Chapter of Kappa Sigma House Corporation, located at 1818 East Oak Street, Caldwell - They had a prior exemption as the property was being used by the fraternity. On this year's application they list it as a dormant fraternity house where rooms are being rented to the public at below market while the dormant property is not used by the fraternity, and so the Assessor's Office is recommending denial since it's not being used by the fraternity. the motion of Commissioner Van Beek and second by Commissioner Brooks, the Board voted unanimously to deny the application for Lambda-Chi Kappa Sigma, PIN 00855000 0 as presented.

PIN 11905200 0 Lifeways, Inc., located at 824 S. Diamond St., Nampa – This building has been exempt in the prior years and this year they listed that the majority of the space is being rented to another charitable organization, however they are only using 2% of the building so the Assessor's Office is recommending a partial exemption at 2%. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks, the Board voted unanimously to approve a 2% exemption for Lifeways, PIN 11905200 0 as presented.

PIN 08154000 0 Treasure Valley Transit, located at 1110 W. Finch Dr., Nampa - They applied on February 7, 2025 and the same day recorded a deed of sale to Bev Mill, LLC. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks, the Board voted unanimously to deny the tax exemption because of the sale on Parcel No. 08154000 0 as presented.

The following exemptions were granted last year and the applications have been reviewed by the Assessor's Office and they see no reason not to grant them again this year:

50-2014 - Urban Renewal - 6 applications
Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the exemptions for six urban renewal applications under Idaho Code, Section 50-2014.

63-602B - Religious - 266 applications
Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the religious exemptions under I.C. 63-602B for 266 applications for churches as presented.

63-602C – Charitable - 91 applications
Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the exemptions under I.C. 63-602C for 91 charitable organizations as presented.

63-602E – Educational - 50 applications
Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve all 50 applications for the educational exemption pursuant to I.C. 63-602E as presented.

The approved exemptions are listed below by PIN, owner name, and type:

01136000 0	APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS	602B RELIGIOUS
01143000 0	APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS	602B RELIGIOUS
08807000 0	APOSTOLIC WAY INC	602B RELIGIOUS
28615014 0	ASSEMBLIES OF GOD S ID DIST	602B RELIGIOUS
02016000 0	ASSEMBLY OF GOD CH CENTRAL LATIN AMERICAN DIST COUNCIL	602B RELIGIOUS
29233000 0	BETHEL CH OF THE NAZARENE	602B RELIGIOUS
18988000 0	BIBLE BELIEVERS FELLOWSHIP LLC	602B RELIGIOUS
70230000 0	BIBLE MISSIONARY CHURCH OF GREENLEAF IDAHO INC	602B RELIGIOUS
36165000 0	BIBLE MISSIONARY CHURCH OF GREENLEAF INC	602B RELIGIOUS
01342000 0	BOONE MEMORIAL PRESBYTERIAN CHURCH INC	602B RELIGIOUS
01353000 0	BOONE MEMORIAL PRESBYTERIAN CHURCH INC	602B RELIGIOUS
01341000 0	BOONE MEMORIAL PRESBYTERIAN CHURCH OF CALDWELL IDAHO INC	602B RELIGIOUS
01354000 0	BOONE MEMORIAL PRESBYTERIAN CHURCH OF CALDWELL IDAHO INC	602B RELIGIOUS
21150000 0	BUDDHIST SOCIETY OF IDAHO INC	602B RELIGIOUS
35746000 0	CALDWELL FREE METHODIST CHURCH INC	602B RELIGIOUS
01772000 0	CALVARY CHAPEL CALDWELL INC	602B RELIGIOUS
31394000 0	CALVARY CHAPEL NAMPA INC	602B RELIGIOUS
31395000 0	CALVARY CHAPEL NAMPA INC	602B RELIGIOUS
23113000 0	CALVARY CHAPEL OF NAMPA	602B RELIGIOUS
23112000 0	CALVARY CHAPEL OF NAMPA INC	602B RELIGIOUS
23118000 0	CALVARY CHAPEL OF NAMPA INC	602B RELIGIOUS
19936000 0	CALVARY HOLINESS CHURCH INC	602B RELIGIOUS
04656000 0	CALVARY TEMPLE INC	602B RELIGIOUS
04657000 0	CALVARY TEMPLE INC	602B RELIGIOUS
17607033 0	CANYON COUNTY CHURCH OF CHRIST INC	602B RELIGIOUS
04218000 0	CANYON HILL CH OF NAZARENE	602B RELIGIOUS
04221000 0	CANYON HILL CH OF NAZARENE	602B RELIGIOUS
04222000 0	CANYON HILL CH OF NAZARENE	602B RELIGIOUS
04255000 0	CANYON HILL CH OF NAZARENE	602B RELIGIOUS
67274100 0	CELEBRATION LIFE CHURCH INC	602B RELIGIOUS
32510010 0	CENTENNIAL BAPTIST CH INC	602B RELIGIOUS
08712000 0	CH OF GOD PROPHECY	602B RELIGIOUS
08575000 0	CH OF THE NAZARENE	602B RELIGIOUS
08833000 0	CH OF THE NAZARENE	602B RELIGIOUS
12158000 0	CH OF THE NAZARENE	602B RELIGIOUS
12514000 0	CH OF THE NAZARENE	602B RELIGIOUS
08573000 0	CH OF THE NAZARENE N NA INC	602B RELIGIOUS
17999000 0	CHRISTIAN FAITH CENTER ASSEMBLY OF GOD INC	602B RELIGIOUS
32003000 0	CHRISTIAN FAITH CENTER ASSEMBLY OF GOD INC	602B RELIGIOUS
35797000 0	CHRISTIAN FAITH CENTER ASSEMBLY OF GOD INC	602B RELIGIOUS
35666000 0	CHURCH OF CHRIST CALD INC	602B RELIGIOUS
19191000 0	CHURCH OF CHRIST OF PARMA IDAHO INC	602B RELIGIOUS
20007000 0	CHURCH OF GOD	602B RELIGIOUS

01577000 0	CHURCH OF GOD APOSTOLIC OF ID	602B RELIGIOUS
04513102 0	CHURCH OF GOD INC	602B RELIGIOUS
02157000 0	CHURCH OF GOD OF CALDWELL INC	602B RELIGIOUS
31478010 0	CHURCH OF GOD OF PROPHECY	602B RELIGIOUS
31440010A0	CHURCH OF THE BRETHREN INC	602B RELIGIOUS
15502000 0	CHURCH OF THE LIVING GOD INC	602B RELIGIOUS
11205000 0	COLLEGE CH OF THE NAZ INC	602B RELIGIOUS
11200000 0	COLLEGE CH OF THE NAZARENE	602B RELIGIOUS
11204000 0	COLLEGE CH OF THE NAZARENE	602B RELIGIOUS
17535000 0	COMMUNITY BAPTIST CHURCH OF MELBA INC	602B RELIGIOUS
25279000 0	CORP OF PRES BIS OF THE CHURCH OF JESUS CHRIST OF LDS	602B RELIGIOUS
34324000 0	CORP OF PRES BIS OF THE CHURCH OF JESUS CHRIST OF LDS	602B RELIGIOUS
29411100 0	CORP OF PRESIDING BISH0P	602B RELIGIOUS
14926000 0	CORP OF PRESIDING BISHOP	602B RELIGIOUS
29179000 0	CORP OF PRESIDING BISHOP	602B RELIGIOUS
34443011A0	CORP OF PRESIDING BISHOP CHURCH OF JESUS CHRIST OF LDS	602B RELIGIOUS
25279010 0	CORP OF PRESIDING BISHOP OF	602B RELIGIOUS
32900101 0	CORP OF PRESIDING BISHOP OF	602B RELIGIOUS
00631000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
00632000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
01367000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
01368000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
01369000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
01379000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
04100010A0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
04152000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
08988000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
14096000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
16101000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
16195000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
19148000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
20155000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
20157000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
23934019 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
24709010 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
25279011 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
28688000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
29336013A0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
29729000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
30666011 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
31065000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
32041010 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
32400000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS

32558010 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
32566010 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33388000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33395010 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33400010 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33401000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33408000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33409000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33472000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33483000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33912000 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
33945011 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
34349100 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
34513011 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
38686011A0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602B RELIGIOUS
32419253 0	CORP OF PRESIDING BISHOP-CHURCH OF JESUS CHRIST OF LDS	602B RELIGIOUS
34356011 0	CORP OF PRESIDING BISHOP-CHURCH OF JESUS CHRIST OF LDS	602B RELIGIOUS
34366201 0	CORP OF PRESIDING BISHOP-CHURCH OF JESUS CHRIST OF LDS	602B RELIGIOUS
05176000 0	CP REFORMED CHURCH INC	602B RELIGIOUS
31064106 0	CROSS OF CHRIST EVANGELICAL LUTHERAN CHURCH INC	602B RELIGIOUS
74415000 0	CROSSROADS ASSEMBLY OF GOD	602B RELIGIOUS
30973000 0	EAGLE CHRISTIAN CHURCH INC	602B RELIGIOUS
31355010 0	ELYSIAN CHURCH CHURCH OF GOD NO 10953	602B RELIGIOUS
10954000 0	EVANGELICAL LUTHERAN ZION CH OF NA	602B RELIGIOUS
35080000 0	EVERGREEN HEIGHTS	602B RELIGIOUS
03684000 0	FAITH EVAN LUTH CH OF CALD	602B RELIGIOUS
03686000 0	FAITH EVAN LUTH CH OF CALD	602B RELIGIOUS
34536000 0	FAITH JOURNEY CHURCH INC	602B RELIGIOUS
30381000 0	FELLOWSHIP BAPTIST CHURCH INC	602B RELIGIOUS
06161000 0	FIRST BAPTIST CH-CA	602B RELIGIOUS
17769000 0	FIRST BAPTIST CHURCH OF MIDDLETON	602B RELIGIOUS
17779000 0	FIRST BAPTIST CHURCH OF MIDDLETON	602B RELIGIOUS
18469000 0	FIRST BAPTIST CHURCH OF MIDDLETON	602B RELIGIOUS
18857000 0	FIRST BAPTIST CHURCH OF NOTUS INC	602B RELIGIOUS
32596000 0	FIRST CH OF THE NAZARENE	602B RELIGIOUS
15436000 0	FIRST CHRISTIAN CH	602B RELIGIOUS
15437000 0	FIRST CHRISTIAN CH-NA	602B RELIGIOUS
15439000 0	FIRST CHRISTIAN CH-NA	602B RELIGIOUS
15441000 0	FIRST CHRISTIAN CH-NA	602B RELIGIOUS
27439000 0	FIRST CHRISTIAN CHURCH OF CALDWELL DBA CALDWELL CHRISTIAN CHURCH	602B RELIGIOUS
27440000 0	FIRST CHRISTIAN CHURCH OF CALDWELL DBA CALDWELL CHRISTIAN CHURCH	602B RELIGIOUS

07347000 0	FIRST CHURCH OF CHRIST SCIENTIST	602B RELIGIOUS
09824000 0	FIRST CHURCH OF THE NAZARENE	602B RELIGIOUS
09845000 0	FIRST CHURCH OF THE NAZARENE	602B RELIGIOUS
09846000 0	FIRST CHURCH OF THE NAZARENE	602B RELIGIOUS
13817000 0	FIRST CHURCH OF THE NAZARENE	602B RELIGIOUS
13891000 0	FIRST CHURCH OF THE NAZARENE	602B RELIGIOUS
32007000 0	FIRST CONGREGATIONAL CHURCH UNITED CHURCH OF CHRIST NAMPA INC @@	602B RELIGIOUS
35436000 0	FIRST FRIENDS CHURCH OF CALDWELL INC	602B RELIGIOUS
35389000 0	FIRST METHODIST CH OF CALD	602B RELIGIOUS
35391000 0	FIRST METHODIST CH OF CALD	602B RELIGIOUS
35395000 0	FIRST METHODIST CH OF CALD	602B RELIGIOUS
18987000 0	FIRST PRESBYTERIAN CH	602B RELIGIOUS
00330000 0	FIRST REGULAR BAPTIST INC	602B RELIGIOUS
32186010 0	FIRST ROMANIAN CHURCH INC	602B RELIGIOUS
24563000 0	FIRST SOUTHERN BAPTIST CHURCH OF CALDWELL INC	602B RELIGIOUS
31968000 0	FIRST UNITED PRESBYTERIAN	602B RELIGIOUS
31971000 0	FIRST UNITED PRESBYTERIAN	602B RELIGIOUS
32918000 0	FOLLOWERS OF CHRIST	602B RELIGIOUS
32923000 0	FOLLOWERS OF CHRIST INC	602B RELIGIOUS
34174000 0	FRANKLIN COMMUNITY CH INC	602B RELIGIOUS
37012000 0	FREE HOLINESS CHURCH	602B RELIGIOUS
37021000 0	FREE HOLINESS CHURCH	602B RELIGIOUS
33158000 0	FREE METHODIST CHURCH OF NORTH AMERICA	602B RELIGIOUS
29261011 0	GENERAL ASSEMBLY AND CHURCH OF THE FIRST BORN INC	602B RELIGIOUS
19928000 0	GOLDEN GATE NEIGHBORHOOD CHURCH INC	602B RELIGIOUS
08588000 0	GOOD NEWS COMMUNITY CHURCH INC	602B RELIGIOUS
32001010A0	GRACE BIBLE CHURCH INC OF NAMPA IDAHO	602B RELIGIOUS
13681000 0	GRACE EPISCOPAL CH OF NA	602B RELIGIOUS
35616000 0	GRACE EVANGELICAL LUTHERAN	602B RELIGIOUS
14656000 0	GRACE TABERNACLE INC	602B RELIGIOUS
11133000 0	GREATER LIFE CHURCH INC	602B RELIGIOUS
11134000 0	GREATER LIFE CHURCH INC	602B RELIGIOUS
28875000 0	GREENHURST BIBLE CHURCH INC	602B RELIGIOUS
36241000 0	GREENLEAF FRIENDS CH	602B RELIGIOUS
36242000 0	GREENLEAF FRIENDS CH	602B RELIGIOUS
36263010 0	GREENLEAF FRIENDS CHURCH	602B RELIGIOUS
36264000 0	GREENLEAF FRIENDS CHURCH	602B RELIGIOUS
31454000 0	HARVEST LIFE MINISTRIES INC	602B RELIGIOUS
33715011 0	HOMEDALE CHURCH OF NAZARENE	602B RELIGIOUS
04001000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	602B RELIGIOUS
17902114 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS	602B RELIGIOUS
05032000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	602B RELIGIOUS

24428010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	602B RELIGIOUS
09488000 0	IDAHO CONFERENCE OF SEVENTH-DAY ADVENTISTS INC	602B RELIGIOUS
19940000 0	IGLESIA EVANGELICA MEXICANA DE WILDER INC	602B RELIGIOUS
02090011 0	IGLESIA MISIONERA PENTECOSTES INC	602B RELIGIOUS
02091000 0	IGLESIA MISIONERA PENTECOSTES INC	602B RELIGIOUS
02092000 0	IGLESIA MISIONERA PENTECOSTES INC	602B RELIGIOUS
04945000 0	IGLESIA NUEVA ESPERANZA CORP	602B RELIGIOUS
13611000 0	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	602B RELIGIOUS
13490010 0	INVOLVE CHURCH INC	602B RELIGIOUS
05799000 0	JEHOVAHS WITNESSES CALDWELL IDAHO INC CENTRAL CONGREGATION	602B RELIGIOUS
01112011 0	JEHOVAHS WITNESSES INC N CALDWELL CONGREGATION	602B RELIGIOUS
26438000 0	JEHOVAHS WITNESSES INC NAMPA EAST CONGREGATION	602B RELIGIOUS
26436000 0	JEHOVAHS WITNESSES NAMPA EAST CONGREGATION	602B RELIGIOUS
15216010 0	JEHOVAHS WITNESSES NAMPA ID INC LAKE LOWELL CONGREGATION	602B RELIGIOUS
76061000 0	KARCHER CHURCH OF THE NAZARENE INC	602B RELIGIOUS
61111005 0	KTSY RADIO STATION	602B RELIGIOUS PP
25266000 0	LA IGLESIA DE DIOS INC	602B RELIGIOUS
29578012 0	LAKE SHORE DR BAPTIST CHURCH NAMPA	602B RELIGIOUS
32096000 0	LAKEVIEW BIBLE CHURCH INC	602B RELIGIOUS
38749010 0	LAUNCH PAD PARMA	602B RELIGIOUS
15234000 0	LUTHERAN BRETHREN CH NA INC	602B RELIGIOUS
17544000 0	MELBA FRIENDS CHURCH LIMITED	602B RELIGIOUS
17537000 0	MELBA FRIENDS CHURCH LTD	602B RELIGIOUS
32135000 0	MESSIAH EVANGELICAL	602B RELIGIOUS
32134100 0	MESSIAH EVANGELICAL LUTHERAN CHURCH INC	602B RELIGIOUS
73481000 0	MESSIAH LUTHERAN CHURCH	602B RELIGIOUS
17993000 0	METHODIST CHURCH	602B RELIGIOUS
18689000 0	MIDDLETON CH OF NAZ INC	602B RELIGIOUS
30895000 0	MIDLAND CONGREGATION OF JEHOVAH' S WITNESSES NAMPA ID INC	602B RELIGIOUS
27472000 0	MIDWAY BIBLE MISSIONARY CH	602B RELIGIOUS
11081000 0	NAMPA 1ST SOUTHERN BAPT CH	602B RELIGIOUS
16765000 0	NAMPA CH OF CHRIST	602B RELIGIOUS
13034011 0	NAMPA FIRST ASSEMBLY OF GOD OF THE CITY OF NAMPA IDAHO INC	602B RELIGIOUS
09825000 0	NAMPA FIRST CHURCH OF THE NAZARENE	602B RELIGIOUS
14950550 0	NAMPA FIRST CHURCH OF THE NAZARENE	602B RELIGIOUS
16270500 0	NEW COVENANT BAPTIST CHURCH	602B RELIGIOUS
13530000 0	NEW DIRECTION INC	602B RELIGIOUS
13570000 0	NEW DIRECTION INC	602B RELIGIOUS
32097010 0	NEW HOPE BAPTIST CHURCH INC	602B RELIGIOUS
00087000 0	NEW LIFE BIBLE FELLOWSHIP INC	602B RELIGIOUS
07275000 0	NORTHWEST LATIN CONFERENCE OF THE INTERNATIONAL	602B RELIGIOUS
19192000 0	PARMA CH OF THE NAZARENE	602B RELIGIOUS

19367000 0	PARMA MISS BAPTIST CH	602B RELIGIOUS
16699000 0	PRAISE CHAPEL CHRISTIAN FELLOWSHIP	602B RELIGIOUS
02709000 0	PROTESTANT EPISC CH OF ID	602B RELIGIOUS
19565000 0	REVIVAL CENTER CH INC	602B RELIGIOUS
31460000 0	ROCK OF THE CHRISTIAN AND MISSIONARY ALLIANCE INC	602B RELIGIOUS
18975000 0	ROMAN CATHOLIC DIOC OF BOI SACRED HEARTS OF JESUS MARY CHURCH	602B RELIGIOUS
17503000 0	ROMAN CATHOLIC DIOC OF BOISE MELBA CHURCH	602B RELIGIOUS
15617000 0	ROMAN CATHOLIC DIOC OF BOISE ST PAULS CHURCH	602B RELIGIOUS
15227000 0	ROMAN CATHOLIC DIOCESE OF BOISE	602B RELIGIOUS
15228000 0	ROMAN CATHOLIC DIOCESE OF BOISE	602B RELIGIOUS
16238000 0	ROMAN CATHOLIC DIOCESE OF BOISE	602B RELIGIOUS
17502000 0	ROMAN CATHOLIC DIOCESE OF BOISE	602B RELIGIOUS
17607020 0	ROMAN CATHOLIC DIOCESE OF BOISE	602B RELIGIOUS
24564010 0	ROMAN CATHOLIC DIOCESE OF BOISE	602B RELIGIOUS
31822011 0	ROMAN CATHOLIC DIOCESE OF BOISE	602B RELIGIOUS
32334000 0	ROMAN CATHOLIC DIOCESE OF BOISE	602B RELIGIOUS
32334100 0	ROMAN CATHOLIC DIOCESE OF BOISE	602B RELIGIOUS
12829000 0	ROSA DE SARON PENTECOSTAL HOLINESS CHURCH INC	602B RELIGIOUS
35252000 0	SALT AND LIGHT RADIO INC	602B RELIGIOUS
37691000 0	SAND HOLLOW FIRST BAPTIST	602B RELIGIOUS
09491000 0	SOUTHERN IDAHO CORP OF SEVENTH DAY ADVENTISTS	602B RELIGIOUS
09492010 0	SOUTHERN IDAHO CORP OF SEVENTH DAY ADVENTISTS	602B RELIGIOUS
09492010A0	SOUTHERN IDAHO CORP OF SEVENTH DAY ADVENTISTS	602B RELIGIOUS
25909000 0	SOUTHERN IDAHO CORP OF SEVENTH DAY ADVENTISTS	602B RELIGIOUS
38837011A0	SOUTHERN IDAHO CORP OF SEVENTH DAY ADVENTISTS	602B RELIGIOUS
38837117 0	SOUTHERN IDAHO CORP OF SEVENTH DAY ADVENTISTS	602B RELIGIOUS
15216000 0	SOUTHERN IDAHO DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD	602B RELIGIOUS
15459000 0	SOVEREIGN GRACE FELLOWSHIP OF NAMPA INC	602B RELIGIOUS
02033000 0	SPANISH ASSEMBLIES OF GOD CHURCH ROSA DE SARON	602B RELIGIOUS
39089010 0	STERRY MEMORIAL PRESBYTERIAN CHURCH INC	602B RELIGIOUS
39122000 0	STERRY MEMORIAL PRESBYTERIAN CHURCH INC	602B RELIGIOUS
39123000 0	STERRY MEMORIAL PRESBYTERIAN CHURCH INC	602B RELIGIOUS
32273000 0	SUNNYRIDGE ASSEMBLY OF GOD	602B RELIGIOUS
22961000 0	TEEN CHALLENGE INTERNATIONAL PACIFIC NORTHWEST CENTERS	602B RELIGIOUS
09006000 0	THE CHURCH OF THE ROCK INC	602B RELIGIOUS
09013000 0	THE CHURCH OF THE ROCK INC	602B RELIGIOUS
03685000 0	TREASURE VALLEY CHRISTIAN	602B RELIGIOUS
01413000 0	TREASURE VALLEY CHRISTIAN CENTER INC	602B RELIGIOUS
01414000 0	TREASURE VALLEY CHRISTIAN CENTER INC	602B RELIGIOUS
02759000 0	TREASURE VALLEY CHRISTIAN CENTER INC	602B RELIGIOUS
31999000 0	TRINITY EVANGELICAL LUTH CH	602B RELIGIOUS
33003011A0	UNITED REFORM CHURCH OF NAMPA	602B RELIGIOUS

35133000 0	VALLEY PENTECOSTAL CHURCH INC	602B RELIGIOUS
22926000 0	WAT IDAHOPHOXAIYARAAM INC	602B RELIGIOUS
16040000 0	WESLEYAN HOLINESS CH OF NA	602B RELIGIOUS
78097000 0	WESLEYAN HOLINESS CHURCH	602B RELIGIOUS
14990002 0	WEST VALLEY BAPTIST CHURCH INC	602B RELIGIOUS
37097000 0	WILDER ASSEM OF GOD CH	602B RELIGIOUS
61111027 0	IDAHO YOUTH RANCH	602C CHARITABLE PP
61111024 0	IDAHO YOUTH RANCH	602C CHARITABLE PP
61111026 0	IDAHO YOUTH RANCH	602C CHARITABLE PP
61111015 0	IDAHO YOUTH RANCH	602C CHARITABLE PP
64941948 0	IDAHO YOUTH RANCH INC	602C CHARITABLE PP
64941977 0	TERRY REILLY HEALTH SERVICES	602C CHARITABLE PP
64941541 0	TERRY REILLY HEALTH SERVICES	602C CHARITABLE PP
64941714 0	TERRY REILLY HEALTH SERVICES	602C CHARITABLE PP
64941543 0	TERRY REILLY HEALTH SERVICES	602C CHARITABLE PP
64941544 0	TERRY REILLY HEALTH SERVICES	602C CHARITABLE PP
64941545 0	TERRY REILLY HEALTH SERVICES	602C CHARITABLE PP
64941540 0	TERRY REILLY HEALTH SERVICES	602C CHARITABLE PP
64941542 0	TERRY REILLY HEALTH SERVICES	602C CHARITABLE PP
61111023 0	TERRY REILLY HEALTH SERVICES (CLINIC)	602C CHARITABLE PP
61111021 0	TERRY REILLY HEALTH SERVICES (DENTAL)	602C CHARITABLE PP
64941936 0	TERRY REILLY HEALTH SYSTEMS	602C CHARITABLE PP
64941937 0	TERRY REILLY HEALTH SYSTEMS	602C CHARITABLE PP
35091000 0	ADVOCATES AGAINST FAMILY VIOLENCE INC	602C CHARITABLE
37939000 0	BLAZING HOPE YOUTH FAMILY RANCH INC	602C CHARITABLE
16835000 0	BOISE RESCUE MISSION INC	602C CHARITABLE
31304000 0	BOISE RESCUE MISSION INC	602C CHARITABLE
31312000 0	BOISE RESCUE MISSION INC	602C CHARITABLE
31305000 0	BOISE RESCUE MISSION INC	602C CHARITABLE
31328012 0	BOISE RESCUE MISSION INC	602C CHARITABLE
31328011 0	BOISE RESCUE MISSION INC	602C CHARITABLE
34971000 0	CALDWELL CHAPTER OF THE IZAAK WALTON LEAGUE OF AMERICA	602C CHARITABLE
04735000 0	CALDWELL MODEL RAILROAD CLUB & HISTORICAL SOCIETY INC	602C CHARITABLE
04770000 0	CANYON COUNTY HISTORICAL SOCIETY INC	602C CHARITABLE
16873000 0	COMMUNITY HEALTH CLINIC	602C CHARITABLE
28695010 0	COMMUNITY HEALTH CLINIC DBA	602C CHARITABLE
03136000 0	COMMUNITY HEALTH CLINIC DBA TERRY REILLY HEALTH SERVICES	602C CHARITABLE
08759000 0	COMMUNITY HEALTH CLINICS	602C CHARITABLE
08760000 0	COMMUNITY HEALTH CLINICS DBA	602C CHARITABLE
16880000 0	COMMUNITY HEALTH CLINICS DBA	602C CHARITABLE
08777000 0	COMMUNITY HEALTH CLINICS INC	602C CHARITABLE
16070000 0	COMMUNITY HEALTH CLINICS INC	602C CHARITABLE
14447000 0	COMMUNITY HEALTH CLINICS INC	602C CHARITABLE

16883000 0	COMMUNITY HEALTH CLINICS INC	602C CHARITABLE
16070010 0	COMMUNITY HEALTH CLINICS INC	602C CHARITABLE
14447015 0	COMMUNITY HEALTH CLINICS INC	602C CHARITABLE
04731101 0	COMMUNITY HEALTH CLINICS INC DBA TERRY REILLY HEALTH SERVICES	602C CHARITABLE
07900101 0	COMMUNITY HEALTH CLINICS INC DBA TERRY REILLY HEALTH SERVICES	602C CHARITABLE
13339000 0	COMMUNITY HEALTH CLINICS INC DBA TERRY REILLY HEALTH SYSTEMS	602C CHARITABLE
27333105 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602C CHARITABLE
27333106 0	CORP OF PRESIDING BISHOP OF JESUS CHRIST OF LDS	602C CHARITABLE
00083101 0	ELEVATE ACADEMY FOUNDATION INC	602C CHARITABLE
00083100 0	ELEVATE ACADEMY FOUNDATION INC	602C CHARITABLE
00083102 0	ELEVATE ACADEMY FOUNDATION INC	602C CHARITABLE
14822000 0	FLEET RESERVE ASSOC BRANCH 382	602C CHARITABLE
14895132 0	GENESIS COMMUNITY HEALTH INC	602C CHARITABLE
01801000 0	GRAND LODGE OF ID IOOF INC	602C CHARITABLE
13686000 0	HOUSE NEXT DOOR INC	602C CHARITABLE
30505204 0	IDAHO FISH AND WILDLIFE FOUNDATION INC	602C CHARITABLE
01147500 0	IDAHO YOUTH RANCH INC	602C CHARITABLE
01147501 0	IDAHO YOUTH RANCH INC	602C CHARITABLE
37781011 0	IDAHO YOUTH RANCH INC	602C CHARITABLE
37785000 0	IDAHO YOUTH RANCH INC	602C CHARITABLE
15957000 0	LIFELINE CRISIS PREG CNTR INC	602C CHARITABLE
15954000 0	LIFELINE CRISIS PREGNANCY CENTER INC	602C CHARITABLE
01788000 0	LINC LIVING INDEPENDENCE NETWORK CORP	602C CHARITABLE
33612000 0	LIZARD BUTTE EASTER SUNRISE	602C CHARITABLE
31060011C1	LOVE INC OF TREASURE VALLEY	602C CHARITABLE
20939010A0	LOVE INC OF TREASURE VALLEY	602C CHARITABLE
35307103 0	METRO COMMUNITY SERVICES INC	602C CHARITABLE
22891000 0	MISSION AVIATION FELLOWSHIP	602C CHARITABLE
67165204 0	MISSION AVIATION FELLOWSHIP	602C CHARITABLE
67165255 0	MISSION AVIATION FELLOWSHIP	602C CHARITABLE
31730000 0	MISSION AVIATION FELLOWSHIP	602C CHARITABLE
04699000 0	MT MORIAH LODGE 39 A F AM INC	602C CHARITABLE
08237000 0	NAMPA LODGE #1389 BPOE	602C CHARITABLE
14442000 0	NAMPA VALLEY GRANGE NO 131	602C CHARITABLE
31139000 0	PACIFIC PRESS PUBLISHING ASSOC	602C CHARITABLE
16046000 0	PET HAVEN INC	602C CHARITABLE
36402000 0	PLEASANT RIDGE GRANGE #135	602C CHARITABLE
32548178 0	SALVATION ARMY	602C CHARITABLE
13576000 0	SALVATION ARMY	602C CHARITABLE
04887000 0	SALVATION ARMY THE	602C CHARITABLE
15988584 0	SALVATION ARMY THE	602C CHARITABLE
13704000 0	SALVATION ARMY THE	602C CHARITABLE
67336800 0	SHEP ROCK FOUNDATION	602C CHARITABLE

29190010 0	TREASURE VALLEY TRANSIT INC	602C CHARITABLE
67371500 0	WARHAWK AIR MUSEUM INC	602C CHARITABLE
67371501 0	WARHAWK AIR MUSEUM INC	602C CHARITABLE
67120000 0	WARHAWK AIR MUSEUM INC	602C CHARITABLE
67120010B0	WARHAWK AIR MUSEUM INC	602C CHARITABLE
32109010B0	WITCO INC	602C CHARITABLE
35865012 0	WITCO INC	602C CHARITABLE
35865011 0	WITCO INC	602C CHARITABLE
35865010 0	WITCO INC	602C CHARITABLE
35723100 0	YOUNG MENS CHRISTIAN ASSOC OF BOISE INC	602C CHARITABLE
35723101 0	YOUNG MENS CHRISTIAN ASSOCIATION OF BOISE INC	602C CHARITABLE
31539000 0	CHRISTIAN SCHOOLS FOUNDATION OF NAMPA IDAHO INC	602E EDUCATIONAL
02287000 0	ELEVATE ACADEMY INC	602E EDUCATIONAL
11504000 0	EVAN LUTH ZIONS CONG OF THE	602E EDUCATIONAL
32121000 0	GEM PREP NAMPA LLC	602E EDUCATIONAL
76062000 0	GREENLEAF FRIENDS ACADEMY	602E EDUCATIONAL
36241010 0	GREENLEAF FRIENDS CHURCH	602E EDUCATIONAL
35723012 0	HERITAGE COMMUNITY CHARTER SCHOOL INC	602E EDUCATIONAL
08631000 0	IDAHO ARTS CHARTER SCHOOL	602E EDUCATIONAL
08890000 0	IDAHO ARTS CHARTER SCHOOL	602E EDUCATIONAL
08891000 0	IDAHO ARTS CHARTER SCHOOL	602E EDUCATIONAL
08900000 0	IDAHO ARTS CHARTER SCHOOL	602E EDUCATIONAL
08901000 0	IDAHO ARTS CHARTER SCHOOL	602E EDUCATIONAL
08991000 0	IDAHO ARTS CHARTER SCHOOL	602E EDUCATIONAL
13034012 0	IDAHO ARTS CHARTER SCHOOL	602E EDUCATIONAL
13034013A0	IDAHO ARTS CHARTER SCHOOL	602E EDUCATIONAL
13034011A0	IDAHO ARTS CHARTER SCHOOL INC	602E EDUCATIONAL
32716000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	602E EDUCATIONAL
32717010 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	602E EDUCATIONAL
00925000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS@@	602E EDUCATIONAL
29454010A0	LEGACY PUBLIC CHARTER SCHOOL INC	602E EDUCATIONAL
29567011 0	LIBERTY CHARTER SCHOOL INC	602E EDUCATIONAL
75552000 0	NAMPA CHRISTIAN SCHOOLS INC	602E EDUCATIONAL
31534000 0	NAMPA CHRISTIAN SCHOOLS INC	602E EDUCATIONAL
31533010 0	NAMPA CHRISTIAN SCHOOLS INC	602E EDUCATIONAL
31535010 0	NAMPA CHRISTIAN SCHOOLS INC	602E EDUCATIONAL
31533000 0	NAMPA CHRISTIAN SCHOOLS INC	602E EDUCATIONAL
31537010 0	NAMPA CHRISTIAN SCHOOLS INC	602E EDUCATIONAL
75555000 0	NAMPA CHRISTIAN SCHOOLS INC	602E EDUCATIONAL
31448010 0	NAMPA CHRISTIAN SCHOOLS INC	602E EDUCATIONAL
11189000 0	NORTHWEST NAZARENE UNIVERSITY FOUNDATION INC	602E EDUCATIONAL
11246000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11194014 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL

11194013 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11194011 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11194012 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11007000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11178000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11180000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11181000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11184000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11194010 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11201000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11633000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
13025112 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11194000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
11188000 0	NORTHWEST NAZARENE UNIVERSITY INC	602E EDUCATIONAL
64935345 0	QUADIENT LEASING USA INC	602E EDUCATIONAL
35287105 0	THOMAS JEFFERSON CHARTER SCHOOL INC	602E EDUCATIONAL
29567011A0	VICTORY CHARTER SCHOOL INC	602E EDUCATIONAL
34320000 0	VISION CHARTER SCHOOL INC	602E EDUCATIONAL

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks to adjourn at 2:00 p.m. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 2:30 p.mm. to consider matters related to County assistance. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Case Manager Kellie George, and Deputy Clerk Monica Reeves. Ms. George presented information regarding Case No. 2006-336 stating that the applicant's house recently sold in an estate sale and the County recouped what was owed and the debt on the case is now zero. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the release of lien for Case No. 2006-336. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn. An audio recording is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 11, 2025

No meetings were held this day.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 14, 2025

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Laura Dennison, Deputy Sheriff - Inmate Control, rehire
- Jenny Shea, Seasonal Marine Deputy - Waterways
- Talia Sturkle, Deputy Prosecuting Attorney II - Criminal, promotion
- Sandi Guerra, Temporary Elections Trainer, May 2025 election help

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Legends Sports Pub & Grill to be used 5/10/25, 5/17/25, 5/23/25, 5/24/25, 5/25/25, 5/31/25, 6/14/25, 6/21/25, & 6/28/25

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- Bitner Vineyards, LLC dba Bitner Vineyards
- Walmart, Inc., dba Walmart #2780
- Walmart, Inc., dba Walmart #2781
- Walmart, Inc., dba Wal-Mart #3739
- Walmart, Inc., dba Walmart Fuel Station #2780
- Walmart, Inc., dba Walmart Fuel Station #2781
- Walmart, Inc., dba Walmart Fuel Station #4180
- Walmart, Inc., dba Walmart #4180
- Walmart, Inc., dba Walmart #4494
- Dos Caminos Mexican Restaurant, LLC dba Dos Caminos Mexican Restaurant

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 15, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Madelyn Vander Veen, GIS Analyst, lateral transfer from Associate Planner to GIS Analyst w/ no change in pay

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- George & Kayla White dba Keystone Pizza
- Tacos El Rey, LLC dba Tacos El Rey Restaurant #5
- Casa Robles, LLC dba Casa Robles
- JLC 2, Inc., dba Idaho Pizza Company (Nampa)
- JLC Corporation dba Idaho Pizza Company (Caldwell)
- G & G Investments Idaho, LLLP dba Bud's
- Whiskey River, LLC dba Whiskey River
- Pub and Putt, LLC dba Pub and Putt
- Bon Appetit Management Co., dba McCain Pub
- Fred Meyer Stores, Inc., dba Fred Meyer #226
- AADL Sales, LLC dba Latin Market

Resolution no. 25-064

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- Gallegos Meat Market Caldwell, LLC dba Gallegos Meat Market
- Vern's Lounge, LLC dba Vern's Lounge
- JLC 9, Inc., dba Idaho Pizza Co. (Idaho Center Blvd., Nampa)
- CJTSAI, LLC dba Tsai's Kitchen
- Pantera Market 4, Inc., dba Pantera Market #4
- Galimore, LLC dba Italianesque
- Cloudcroft, Inc., dba River Bend Golf Course
- Carniceria Mi Tierra, Inc., dba Carniceria Mi Tierra

Resolution no. 25-065

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

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Assessor Brian Stender (left at 9:36 a.m.), Property Appraisal Supervisor Holly Hopkins (left at 9:36 a.m.), Cpt. Harold Patchett (left at 9:45 a.m.), Parks Director Nicki Schwend (left at 9:45 a.m.), Assistant Parks Director Michael Farrell (left at 9:45 a.m.), Outdoor Recreation Planner Alex Eells (left at 9:45 a.m.),

Landfill Director David Loper (left at 9:55 a.m.), Facilities Director Rick Britton (left at 9:45 a.m.), Director of Court Operations Jess Urresti, Treasurer Jennifer Watters (left at 9:36 a.m.), COO Greg Rast, Director of Constituent Services Aaron Williams (arrived at 9:53 a.m.), and Deputy Clerk Jenen Ross.

Commissioner Holton made a motion to include a discussion regarding property tax adjustments based on a recent decision from the State Tax Commission. The motion was seconded by Commissioner Brooks and carried unanimously. Assessor Stender gave a summary of a decision by the State Tax Commission regarding PacifiCorp which operates as Rocky Mountain Power in Idaho. Based on the value adjustments made for two parcels there is a total reduction of $57.54. The Board is favorable to crediting the second half of the 2024 taxes.

The action items were considered as follows:

Consider Notice of Intent to Award Bid for the 2025 Celebration Park Boater Improvements Project – Phase 1: Director Schwend said her and director Britton have reviewed all bids and they believe the best next step is to award to the lowest bidder who is a known entity. The financial discussion will come with time. Based on questions from Commissioner Van Beek, Director Britton spoke to the reasoning, besides low-bid, as to why Veritas was chosen for this project. Upon the motion by Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the notice of intent to award bid for the 2025 Celebration Park Boater Improvements Project – Phase 1.

Open Bids for the George Nourse Gun Range Fence Project:

Peak Fence Idaho (quote #338)
Received April 14, 2025 at 7:31 p.m. via email
Peak Fence Idaho (quote #331)
Received April 14, 2025 at 7:31 p.m. via email
Total bid amount $123,853

Anvil Fence Company
Received April 14, 2025 at 3:29 p.m. via email
Total bid amount $143,605

Cascade Fence Company
Received April 14, 2025 at 4:12 p.m. via hand-delivery
Total bid amount $144,677

Staff and legal will review the bids and have a recommendation for the Board on Thursday.

Consider signing Resolution Waiving Certain Landfill Fees for Canyon County Residents for One Day: This resolution will specifically waive landfill fees for Canyon County residents on April 26th which

coincides with Earth Week. Director Loper reviewed the guidelines and noted this is for households only, not commercial. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution waiving certain landfill fees for Canyon County residents for one day (resolution no. 25-066).

Consider signing Independent Contractor Agreements for Interpreter Services with the following individuals: Frederick S. Harriman, Gamze Kalay, Tomasz Poplawski, Maya Bridge LLC, and Yoshinobu Israel Yoshinobu: Zach Wesley noted that the version sent to each contractor had an outdated page 9 so that has been updated. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Independent Contractor Agreements for Interpreter Services with the following individuals: Frederick S. Harriman, Gamze Kalay, Tomasz Poplawski, Maya Bridge LLC, and Yoshinobu Israel Yoshinobu (agreement nos. 25-032 thru 25-036).

Consider Resolution Approving a New Alcoholic Beverage License for Warehouse Nightclub, LLC dba Warehouse Nightclub: Commissioner Holton made a motion to defer this action item to later in the morning. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Brooks asked about urban renewal as it relates to the ambulance district – Mr. Wesley said he feels that is a question better suited for the urban renewal legal counsel.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 9:58 a.m. and an audio recording is on file in the Commissioners' Office.

CODE ENFORCEMENT MEETING REGARDING PROPERTY LOCATED AT 20233 LINDA LANE IN NAMPA, IDAHO

The Board met today at 10:30 a.m. with Code Enforcement regarding property located at 20233 Linda Lane in Nampa. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer,
Code Enforcement Supervisor Eric Arthur, DSD Director Jay Gibbons, Assistant DSD Director Joshua Johnson, Code Enforcement Officer Gary Westerfield, Building Official Tom Crosby, Mitch Kiester with Southwest District Health, Bob Watkins with Golden Gate Highway District, Cpt. Ray Talbot, COO Greg Rast, and Deputy Clerk Jenen Ross.

Mr. Arthur explained this property has been previously brought to the Board's attention regarding abatement of the trash, debris and public nuisances. The estimate for abatement is in excess of $24,000. There is still concern about the septic as SWDH was not able to determine location of the septic field. To date there has been no voluntary compliance from the property owners and the property remains in violation. Code Enforcement is requesting approval of the $24,000 to abate the property. There are also vehicles located on the property that may require assistance from the

Sheriff's Office to get them towed. This $24,000 is just for the land/property, the house itself will be a separate issue. Mr. Kiester informed the Board that there may be opportunity for reimbursement of the tire clean-up through the state if the county were to declare a public health and safety emergency specific to the property. Following questions and discussion, the Board expressed their appreciation of the work done by all agencies to get this property cleaned up and their support of continuing to move forward with the abatement and clean-up. Mr. Wesley indicated legal will continue working with the Sheriff's Office on removal of the vehicles with a possible workshop to follow.

Code Enforcement will come back before the Board with costs for demolition of the homes.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 10:56 a.m. and an audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER RESOLUTION APPROVING A NEW ALCOHOLIC BEVERAGE LICENSE FOR WAREHOUSE NIGHTCLUB, LLC DBA WAREHOUSE NIGHTCLUB

The Board met today at 11:38 a.m. to consider the resolution approving a new alcoholic beverage license for the Warehouse Nightclub, LLC dba Warehouse Nightclub. Present were: Commissioners Brad Holton and Zach Brooks and Deputy Clerk Monica Reeves. Following review of the paperwork and noting the sign-off by the Idaho State Police, Commissioner Brooks made a motion to approve the alcoholic beverage license for liquor and beer for the Warehouse Nightclub, LLC. The motion was seconded by Commissioner Holton and carried unanimously. (Resolution No. 25-067.) The meeting concluded at 11:39 a.m. An audio recording is on file in the Commissioners' Office.

MEET WITH THE HARTWELL CORPORATION TO DISCUSS POLICIES AND PENDING CLAIMS

The Board met today at 12:07 p.m. with representatives from The Hartwell Corporation to discuss policies and pending claims. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, COO Greg Rast, HR Director Marty Danner, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Zach Wesley, Fleet Director Mark Tolman, Controller Kyle Wilmot, Facilities Director Rick Britton, Bryan Baughman and Shannon Kinney from The Hartwell Corporation, and Deputy Clerk Monica Reeves. Topics of discussion were as follows:

Brian Baughman said the County has been in the $1.3-$1.4M range on premiums depending on how much builders risk and other auxiliary policies we have; however, our increases have been very low. Depending on how many buildings are constructed this year we will be a little higher because builders risk is expensive right now. Overall, they anticipate less than a 10% increase. The County had an increase in premiums 3-4 years ago and from there it has had a very steady and

slow increase in premiums as opposed to a more meteoric rise that other public entities have seen. The steps are in place to keep auto claims and HR-related claims down. He said other entities are seeing higher increases in the management of expectations with the insurance carriers because if the risk is not adequately priced you will see huge increases because you're already behind the eight ball.

HR Director Danner said over the past 10 months she has worked to come up with an expectation of where we are seeing most accidents and how we can train towards that and how we can work with the Facilities Department to mitigate what those risks might be. They have also moved to one preferred occupational medicine provider which is St. Luke's Occupational Medicine for follow-up and review and they have had an incredibly successful immediate return to work since moving to one provider. With regard to drug testing, Director Danner said certain departments require it for a pre-employment screening, and the County also does random drug screens, but mainly drug screens are mandated after a workplace injury and if there are positive results they follow-up immediately. She has been talking to departments about whether drug screens should be mandated for every candidate with a conditional offer of employment. Cost is a big factor.

Fleet Director Tolman said the vehicle use policy has been updated and has made a huge difference. They have a lot of training options through The Hartwell Corporation and he is hoping to work through HR as well.

COO Rast said from a cybersecurity perspective the County has taken good steps such as designated fulltime information security officer. He watches the policies closely to make sure we are in compliance.

An Executive Session was held as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 12:20 p.m. pursuant to Idaho Code, Section 74-206(1) (b), (d) and (i) personnel matter, records exempt from public disclosure, and to communicate with the County's risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner Brooks. A roll call vote was taken on the motion with Commissioners Holton, Van Beek, and Brooks voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, COO Greg Rast, HR Director Marty Danner, Chief Civil Deputy PA Aaron Bazzoli, Deputy PA Zach Wesley, Fleet Director Mark Tolman, Controller Kyle Wilmot, Facilities Director Rick Britton, and Bryan Baughman and Shannon Kinney from The Hartwell Corporation. The Executive Session concluded at 1:07 p.m. with no decision being called for in open session. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 1:07 p.m.

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

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 16, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Brad Snell, Desktop Support Specialist – specialty pay adjustment
- Wade Smith, Database Management Administrator (DBAII) – promotion
- Boone Singpraseuth, Information Security Officer (ISO) – promotion

Resolution no. 25-068 - RENEWAL ALCOHOL LICENSES: Mesa Downtown LLC dba Mesa Tacos & Tequila; Intermountain Food Stores, Inc dba Franklin Junction; Intermountain Food Stores Inc dba M&W Markets #6; Jalapeno's Bar & Grill LLC dba Jalapeno's Bar & Grill; The Getaway Bar & Grill Inc dba The Getaway; Smoky Mtn Pizza & Pasta Nampa LLC dba Smoky Mountain Pizzeria Grill; Owyhee Motor Sales Inc dba Owyhee Motor Sales Inc; Inter Mountain Management LLC dba Fairfield Inn & Suites; Treasure Valley Road Runners LLC dba The Tower Grill; TV Hotels LLC dba Holiday Inn; Costco Wholesale Corporation dba Costco Wholesale #734; BFC 12th Avenue LLC dba Boise Fry Company; Prefunk Beer Bar II LLC dba Prefunk Beer Bar II

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- The Eddy to be used on 4/25/25 for the Firefly Petunia Glow party
- The Getaway to be used on 5/8/25 for the 2025 NAOE Scholarship event
- Palace Event Center to be used on 4/20/25 for a horse training event

MEETING WITH HR DIRECTOR TO CONSIDER ACTION ITEMS

The Board met today at 1:33 p.m. with the HR Director to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, HR Director Marty Danner, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Director Danner explained that on April 8th there was a resolution signed for these positions but following that meeting she realized there were a couple of typos that needed to be corrected. Those changes are as follows:

- *Changes to the job title, and salary grade of one (1) position in the Information Technology Department:* Correction to the PCN

- *Adopt one (1) new position and job description in the Information Technology Department:* Corrected to show as an exempt position vs. non-exempt

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Resolution approving changes to the job title, and salary grade of one (1) position in the Information Technology Department; changes to the job title, job description, and salary grade of one (1) position in the Information Technology Department; and adopt one (1) new position and job description in the Information Technology Department (resolution no. 25-069)

Status change forms were presented for Board signatures.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 1:37 p.m. and an audio recording is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 17, 2025

ALCOHOLIC BEVERAGE LICENSE
The Board approved the following alcoholic beverage licenses for renewal:

25-070 RENEWAL ALCOHOL LICENSES: TNT's Dynamite Bar & Grill, LLC dba TNT's Dynamite Bar & Grill; Evergreen Restaurant, LLC #1313 dba Outback Steakhouse; Warehouse Nightclub, LLC dba Warehouse Nightclub; Albertsons, LLC dba Albertsons #176; Sportsman's Hideout, LLC dba Sportsman's Hideout; Stewart's Hospitality & Services, LLC dba Stewart's Bar & Grill; Hong Kong Restaurant, Inc., dba Hong Kong Restaurant

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

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Prosecutor Chris Boyd (arrived at 9:53 a.m.), Chief Deputy P.A. Aaron Bazzoli (left at 10:03 a.m.), Deputy P.A. Zach Wesley (left at 10:20 a.m.), Deputy P.A. Ben Cramer, Deputy P.A. Trent McRae, Cpt. Harold Patchett (left at 9:37 a.m.), Fleet Director Mark Tolman (left at 9:39 a.m.), Facilities Director Rick Britton (left at 9:37 a.m.), COO Greg Rast, DSD Director Jay Gibbons (arrived at 9:54 a.m. and left at 10:03 a.m.), Assistant DSD Director Joshua Johnson (arrived at 9:54 a.m. and left at 10:03 a.m.), Landfill Director David Loper (arrived at 10:03 a.m. and left at 10:20 a.m.), and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Notice of Intent for the George Nourse Gun Range Fence Project: Following a review of the bids, Peak Fence was the responsive low bid at $123,853. Ideally work on this project will start

within the next month and be completed within 4 weeks although obtaining materials may change the timeframe. An existing gate will be reused and a new gate will be added. Director Britton said he will be cost tracking to know the division of costs between CCSO and Parks. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the notice of intent for the George Nourse Gun Range Fence project.

Consider Notice of Intent to Sell Surplus Property to the City of Wilder Police Department: Director Tolman explained that these are vehicles that have been taken offline and were scheduled for auction; the City of Wilder has expressed an interest in purchasing the vehicles. Mr. Tolman has verified the value of the vehicles and the county will break-even. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the notice of intent to sell surplus property to the City of Wilder Police Department. A hearing to take public comment will be held on Tuesday, May 6th.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:41 a.m. pursuant to Idaho Code, Section 74-206(1) (f) regarding to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Prosecutor Chris Boyd (arrived at 9:53 a.m.), Chief Deputy P.A. Aaron Bazzoli (left at 10:03 a.m.), Deputy P.A. Zach Wesley (left at 10:20 a.m.), Deputy P.A. Ben Cramer, Deputy P.A. Trent McRae, COO Greg Rast, DSD Director Jay Gibbons (arrived at 9:54 a.m. and left at 10:03 a.m.), Assistant DSD Director Joshua Johnson (arrived at 9:54 a.m. and left at 10:03 a.m.), and Landfill Director David Loper (arrived at 10:03 a.m. and left at 10:20 a.m.). The Executive Session concluded at 10:33 a.m. with no decision being called for in open session.

The meeting concluded at 10:33 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:39 a.m. for a DSD General Business meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of DSD Jay Gibbons, Assistant Director of DSD Joshua Johnson, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. The following items were discussed with the Board:

- Mr. Gibbons confirmed that the Board received the email from Mayor Kling yesterday. At the request of Commissioner Van Beek, Mr. Gibbons provided clarifying information on the

Area of City Impact meetings that need to take place before the end of the year as recently required by legislation.

- P&Z will meet tonight to consider 2 sets of minutes and several sets of findings; there are also three hearings scheduled.
- Commissioner Holton asked about questions he's received the regarding the county engineer being solely responsible for the approval, and the authority of the fire districts on a preliminary plat. He would like to have a workshop with the engineering firms to discuss their concerns. Director Gibbons will work with Constituent Services and reach out the engineering firms about participation.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 10:53 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH ASSESSOR'S OFFICE TO CONSIDER VARIOUS NEW AND RENEWING PROPERTY TAX EXEMPTIONS UNDER CODES: 63-602P, 602W, 602D, 602P, 602B, 602C, 602E, 602GG, AND 50-2014

The Board met today at 1:40 p.m. with the Assessor's Office to consider granting new and renewing property tax exemptions. Present were: Commissioners Brad Holton and Leslie Van Beek, Assessor's Office Business Manager Jennifer Loutzenhiser, Assessor's Office Administrative Analyst Helena Thompson, Director of Constituent Services Aaron Williams, and Deputy Clerk Monica Reeves.

602B - Religious Organizations

The Assessor's Office recommended approval of 14 applications for a religious organization exemption that were granted last year. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the 14 applications pursuant to 63-602B:

75203000 0	FARGO COMMUNITY CHURCH
38996000 0	FIRST BAPTIST CHURCH OF ROSWELL
37169000 0	FARGO COMMUNITY CHURCH
33670010 0	HOMEDALE FRIENDS COMM CHURCH
15426010 0	OLIVET ASSEMBLY INC
14329000 0	FAIRVIEW CHURCH OF THE NAZARENE INC
14327000 0	FAIRVIEW CHURCH OF THE NAZARENE INC
14303000 0	FAIRVIEW CHURCH OF THE NAZARENE INC
14298000 0	FAIRVIEW CHURCH OF THE NAZARENE INC
13718000 0	OLIVET ASSEMBLY INC
13715000 0	OLIVET ASSEMBLY INC
05096000 0	CH OF GOD OF PROPHECY REGIONAL OFFICE INC
05061000 0	HERITAGE HOLINESS CHAPEL INCORPORATED

02815545 0 NW DISTRICT BIBLE MISSIONARY CHURCH

602C - Fraternal, Benevolent, or Charitable LLC's, Corps, or Societies

The Assessor's Office recommended approval of 18 applications for a charitable organization exemption that were granted last year. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the 18 charitable organization applications pursuant to 63-602C:

38762010 0 PARMA AREA SR CITIZS CNTR INC
36736000 0 ARENA VALLEY PARK ASSOC INC
35818000 0 ST VINCENT DE PAUL OF CALDWELL INC
35141010 0 CALDWELL ODD FELLOW LODGE NO 10
19896000 0 V F W POST 11065
17607030 0 AMERICAN LEGION DIVEN SLONECKER POST 126
17540000 0 MELBA VALLEY HISTORICAL SOCIETY
13447000 0 SOCIETY OF ST VINCENT DE PAUL SOUTHWEST ID DIST COUNCIL INC
13286000 0 AMERICAN LEGION JOSEPH H MURRAY POST 18
11805010A0 HANDS OF HOPE NORTHWEST INC
11805010 0 HANDS OF HOPE NORTHWEST INC
11805000 0 HANDS OF HOPE NORTHWEST INC
05779000 0 IDAHO STATE CHAPTER PEO SISTERHOOD INC
02530505 0 COMMUNITY COUNCIL OF IDAHO INC
02530502 0 COMMUNITY COUNCIL OF IDAHO INC
02530501D0 COMMUNITY COUNCIL OF IDAHO INC
01114000 0 CALDWELL ELKS HOME ASSN
01113000 0 CALDWELL ELKS HOME ASSN INC

602D - Hospital Organizations

The Assessor's Office recommended approval of 46 applications for a charitable organization exemption that were granted last year. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to grant the exemptions for 46 applications pursuant to 63-602D:

64941896 0 ST LUKES REGIONAL MEDICAL CENTER LTD
64941679 0 ST LUKES REGIONAL MEDICAL CENTER
64941628 0 SAINT ALPHONSUS PHYSICIAN ADMIN OFFICES
64941625 0 ST LUKES REGIONAL MEDICAL CENTER
64941624 0 ST LUKES REGIONAL MEDICAL CENTER
64941585 0 SAINT ALPHONSUS EMERGENCY DEPARTMENT NEIGHBORHOOD HOSPITAL
64941492 0 ST LUKES REGIONAL MEDICAL CENTER
64941482 0 ST LUKES REGIONAL MEDICAL CENTER
64941410 0 ST LUKES REGIONAL MEDICAL CENTER

64941293 0 ST ALPHONSUS MEDICAL CENTER KARCHER CLINIC
64941099 0 BIRKELAND MATERNITY CENTER & HEART CARE CENTER
64940734 0 SAINT ALPHONSUS REGIONAL MEDICAL CENTER STARS
64940656 0 GENERAL SURGERY NAMPA
64940655 0 SAMG NAMPA OB GYN
64940654 0 NHP WOUND HYPERBARIC
64940652 0 NHP OCC MED
64940651 0 NHP STARS
64940645 0 NAMPA HOSPITAL
64940243 0 ST LUKES REGIONAL MEDICAL CENTER
64940186 0 ST LUKES REGIONAL MEDICAL CENTER
64940185 0 ST LUKES REGIONAL MEDICAL CENTER
64937764 0 ST LUKES REGIONAL MEDICAL CENTER LTD
64937538 0 MERCY PHYSICIAN CARDIOLOGY
64936391 0 ST LUKES REGIONAL MEDICAL CENTER LTD
64935408 0 SAINT ALPHONSUS PHYSICIAN SERVICES INC
64932721 0 ST ALPHONSUS PHYSICIAN SERV INC
60664500 0 ST LUKES REGIONAL MEDICAL CENTER
32043142 0 ST LUKES NAMPA MEDICAL CENTER LTD
31112010 0 SAINT ALPHONSUS MEDICAL CENTER
31104012 0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31104011 0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31100000 0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31099010 0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31099000 0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31098000 0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31096000 0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31095000 0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31084012A0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31084000 0 SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
30995012 0 ST LUKES REGIONAL MEDICAL CENTER LTD
30995011F0 ST LUKES REGIONAL MEDICAL CENTER LTD
30995011B0 ST LUKES REGIONAL MEDICAL CENTER LTD
30995000 0 ST LUKES REGIONAL MEDICAL CENTER LTD
01649000 0 ST LUKES REGIONAL MEDICAL CENTER LTD
01648000 0 ST LUKES REGIONAL MEDICAL CENTER LTD
01646010 0 ST LUKES REGIONAL MEDICAL CENTER LTD

602E - Educational Organizations

The Assessor's Office recommended approval of 25 applications for an educational organization exemption that were granted last year. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to grant the exemptions for 25 applications pursuant to 63-602E:

64941673X0	GREAT AMERICA FINANCIAL SERVICES CORPORATION
64941394 0	CANON FINANCIAL SERVICES INC
64940104 0	GREAT AMERICA FINANCIAL SERVICES CORPORATION
64940103 0	GREAT AMERICA FINANCIAL SERVICES CORPORATION
64933876 0	CANON FINANCIAL SERV INC (WI)
60724000 0	GREAT AMERICA FINANCIAL SERVICES CORPORATION
67603000 0	BUILDING HOPE ORCHARD STREET LLC
36822011 0	CANYON OWYHEE SCHOOL SERVICE AGENCY
34795011 0	MOSAICS PUBLIC SCHOOL INC
34113000 0	WESTERN IDAHO COMMUNITY ACTION PROGRAMS INC
32504100 0	3900 OVERLAND LLC
31454011 0	HARVEST LIFE MINISTRIES INC
19863000 0	WESTERN IDAHO COMMUNITY ACTION PROGRAM INC HEAD START
17885010 0	SAGE INTERNATIONAL SCHOOL MIDDLETON LLC
07314000 0	COLLEGE OF IDAHO
07311000 0	COLLEGE OF IDAHO
07216000 0	COLLEGE OF IDAHO-CAMPUS
03820000 0	COLLEGE OF IDAHO INC
02530536 0	WESTERN IDAHO COMMUNITY ACTION PARTNERSHIPS INC
00851000 0	COLLEGE OF IDAHO INC
00845000 0	COLLEGE OF IDAHO INC
00843000 0	COLLEGE OF IDAHO INC
00842000 0	COLLEGE OF IDAHO INC
00841000 0	COLLEGE OF IDAHO INC
00838000 0	COLLEGE OF IDAHO INC

602GG - Low Income Housing Organizations

The Assessor's Office recommended approval of 13 applications for a low income housing exemption that were granted last year. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to grant the exemptions for 13 applications pursuant to 63-602GG:

387700000	ELDERLY OPPORTUNITY AGENCY INC
362430000	IDAHO FRIENDS RETIREMENT HOMES INC
35333236	ADVOCATES AGAINST FAMILY VIOLENCE INC
35333212	ADVOCATES AGAINST FAMILY VIOLENCE INC
35129131	ADVOCATES AGAINST FAMILY VIOLENCE INC
32564318	ADVOCATES AGAINST FAMILY VIOLENCE INC
32504483	ADVOCATES AGAINST FAMILY VIOLENCE INC
32480180	ADVOCATES AGAINST FAMILY VIOLENCE INC
19406000	ELDERLY OPPORTUNITY AGENCY INC
129835000	TRINITY NEW HOPE INC
064381140	ADVOCATES AGAINST FAMILY VIOLENCE INC

06438106 ADVOCATES AGAINST FAMILY VIOLENCE INC
06438102 ADVOCATES AGAINST FAMILY VIOLENCE INC

602B Religious Organizations

The Assessor's Office recommended approval of 12 applications for an exemption under 602B. Some of the organizations had their exemptions removed last year for failure to apply; some are new applications; and some were not exempt last year but they are now under new ownership. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to approve the 12 applications as read into the record by the Assessor's staff.

- 29527000 0 & 29542011A 1 for Southside Blvd. Methodist
- 04774000 0 & 04778000 0 for New Life Celebration
- 17042000 0, 17047000 0, & 17048000 0 for Bowmont Community Church (Name change from Church of the Brethren)
- 73546000 0 for Christian Faith Center Assembly of God, Inc.
- 78869000 0, 78774000 0, 78868000 0 & 78867000 0 for Centennial Baptist Church

Grace Bible Church, Inc., of Nampa, Idaho, on their application they stated the land is for future development for worship and church events. The land consists of 24.71 acres and it is irrigated agricultural land so the Assessor's Office is recommending the exemption be denied. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to deny the application for Parcel 33017000 0 located at 0 Midway Road.

602E Educational Organizations

The Assessor's Office presented the application for Northwest Nazarene University, Inc., for property located at 415 S. Holly Street in Nampa. The parcel is located between two taxable parcels and is adjacent to the school across the street. They previously applied in 2010 and 2021 and both were denied, and today the Assessor's Office is recommending denial on this application as well. The application states the current use of the property is for campus greenspace, structures, and is adjacent to the university campus. The property is not contiguous to any exempt parcel, and is across the street from anything that is exempt. Commissioner Van Beek is familiar with the campus and said there are spaces and places where they have greenspaces that are included as educational exemption. Ms. Loutzenhiser said there isn't anything in the file demonstrating how the property is being used by the university. Commissioner Holton said the burden of proof is on the applicant. Commissioner Brooks made a motion deny the exemption for Parcel 11009000 0. The motion was seconded by Commissioner Holton. Commissioner Van Beek was opposed to the motion to deny. The motion carried by a two-to-one split vote.

602D Hospital Organizations

The Assessor's Office recommended approval of an application for an exemption on personal property that is owned by St. Luke's Nampa Medical Center, LTD, which is located at 85 S. Middleton Road, in Nampa. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to approve account no. 64942071 0 as presented.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 1:52 p.m. An audio recording is on file in the Commissioner's Office.

ACTION ITEM: CONSIDER RESOLUTION ADOPTING CHANGES TO THE TITLE, GRADE, AND JOB DESCRIPTION OF ONE POSITION AT THE CANYON COUNTY FAIR

The Board met today at 2:33 p.m. to consider a resolution adopting changes to the title, grade, and job description of one position at the Canyon County Fair. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Fair Director Diana Sinner, HR Director Marty Danner, Constituent Services Director Aaron Williams, IT Development Manager Steve Webb, and Deputy Clerk Monica Reeves. Director Sinner said the fair has traditionally had an office coordinator position, but the position became vacant last March and at that time they held off filling the position until after the fair mainly because another employee wanted to take on some responsibility, and she has done a wonderful job. She said there are gaps are mainly in the communications and community outreach areas because the department does not have enough capacity to take that on that right now so they are asking to change the office coordinator job title to communications coordinator. The office coordinator was budgeted for mid-point of grade 12 and HR recommended a grade of 13, and the department has sufficient budget due to vacancy to absorb the difference. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to approve and sign the resolution adopting changes to the title, grade, and job description of one position at the Canyon County Fair as presented. (Resolution No. 25-071.) Director Danner noted that hiring climate has been tough, but R is doing their best to work with those who have open positions to find candidates. The meeting concluded at 2:40 p.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206(1)(A),(B) AND (D), REGARDING PERSONNEL MATTERS AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 2:41 p.m. pursuant to Idaho Code, Section 74-206(1) (a), (b), and (d) regarding personnel matters and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. A roll call vote was taken on the motion with Commissioners Holton, Van Beek, and Brooks voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, HR Director Marty Danner, COO Greg Rast, IT Development Manager Steve Webb. The Executive Session concluded at 3:12 p.m. with no decision being called for in open session. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 18, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Steve Webb – promotion to Deputy CIO

MEETING TO CONSIDER AGENDA ITEMS

The Board met today at 9:31 a.m. for a meeting to consider agenda items. Present were: Commissioners Leslie Van Beek and Brad Holton, Commissioner Zach Brooks (arrived at 9:36 a.m.), Prosecutor Chris Boyd (left at 9:48 a.m.), Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Ben Cramer, DSD Director Jay Gibbons, Assistant DSD Director Joshua Johnson, System Administrator II Boon Singpraseuth (left at 9:48 a.m.), Network Engineer Curtis Long (left at 9:48 a.m.), COO Greg Rast and Deputy Clerk Jenen Ross. The agenda items were considered as follows:

Public hearing to take comment regarding the sole source procurement of Prosecutor by Karpel and to consider an associated action item:

Commissioner Holton opened the public hearing. No comments were received by USPS or email and no one attended the hearing to offer comments.

COO Rast offered comments on the previous system used by the Prosecutor's Office which has been end of life for several years but maintained by IT. This is the product that was evaluated and chosen by the civil team as the new software. Prosecutor Boyd spoke to some of the advantages of this software and how he feels it will be beneficial to his office and help provide better efficiencies. Discussion ensued regarding initial and on-going costs. Mr. Boyd explained they've chosen to go sole source due to the compatibility with other systems and municipalities within the county.

Commissioner Holton closed the public hearing. The action item was considered as follows:

Consider signing Prosecutor by Karpel Agreement:
Commissioner Van Beek made a motion to sign the Prosecutor by Karpel agreement as well as the MOU between Canyon County Prosecuting Attorney's Office and Karpel Solutions for participation in statewide data sharing for Prosecution by Karpel. The motion was seconded by Commissioner Brooks and carried unanimously (agreements 25-037 and 25-038).

Consider signing an Ordinance Adopting Chapter 7, Article 9, Agricultural Protection Area Act; and Consider signing a Summary of an Ordinance Adopting Chapter 7, Article 9, Agricultural Protection Area Act: Mr. Bazzoli explained they intended to get these documents to the Board in January as required by statute although the public hearing and ordinance adoption was completed in December. Following the hearing, and after review of the audio, notes and minutes Mr. Bazzoli said the only change was to include language about a 15-month notice prior to when the 20-year expiration would occur. Recently there were two bills that amended this code, ultimately both were signed into law. Mr. Bazzoli and Mr. Wesley both reviewed these bills and amended the county ordinance to match the state statutes.

Director Gibbons said he will create an application for those interested in being part of the APA Board. He already has a couple of names he will submit to the BOCC for consideration.

Commissioner Van Beek made a motion to sign the Ordinance Adopting Chapter 7, Article 9, Agricultural Protection Area Act and the Summary of an Ordinance Adopting Chapter 7, Article 9, Agricultural Protection Area Act as presented in compliance with Idaho State Statute. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Brooks motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:16 a.m. and an audio recording is on file in the Commissioners' Office.

DETENTION CENTER INSPECTION CONDUCTED

The Board conducted a quarterly inspection of the detention center. Present were: Commissioners Brad Holton and Leslie Van Beek, COO Greg Rast, Captain Harold Patchett, Lt. Travis Engle, and Lt. Jordan Hammond. The Board evidenced proper care and security and the inmates' welfare throughout the facility. General grievances were filed and have been processed in accordance with standard procedures. A copy of the completed tour/inspection form is on file with this day's minute entry.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 21, 2025

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- Maverik, Inc., dba Maverik #178
- Maverik, Inc., dba Maverik #287
- Maverik, Inc., dba Maverik #298
- Maverik, Inc., dba Maverik #430
- Maverik, Inc., dba Maverik #522
- Maverik, Inc., dba Maverik #551
- Maverik, Inc., dba Maverik #595
- Maverik, Inc., dba Maverik #661
- Maverik, Inc., dba Maverik #778
- Little Saigon Vietnamese Restaurant, LLC dba Little Saigon Vietnamese Restaurant
- Caldwell Elks Home Association dba Caldwell Elks Lodge #1448

ACTION ITEMS: CONSIDER SIGNING AGREEMENTS WITH GLOBAL PAYMENTS INTEGRATED

The Board met today at 9:31 a.m. to consider signing agreements with Global Payments Integrated for the Solid Waste Department. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Solid Waste Director David Loper, Chief Civil Deputy PA Aaron Bazzoli, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Treasurer Jennifer Watters, Banking and Finance Manager Melissa Tucker, Jodi Daugherty from Eide Bailly, Kailey Holt Eide Bailly, and Deputy Clerk Monica Reeves. COO Greg Rast arrived at 9:38 a.m. Director Loper discussed with Global Payments the possibility for a refund for last month's high credit card fees where he paid a 19.5% credit card processing fee for the month of March which totaled $44,000 on $227,000 in sales. The company is not willing to provide a refund back to the prior month's rate, but they will provide a credit of $1,500. Once the change of signer form and the client satisfaction offer are signed the rate for April will be reduced back down to 3.73% and then we can talk about how we want to move forward in the future. Chief Civil Deputy PA Bazzoli said Director Loper has worked hard at readjusting and we will look at options with agency moving forward. There will be a $500 fee for early termination. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to sign the agreements with Global Payments Integrated, as presented. (Agreement No. 25-039.) The meeting concluded at 9:46 a.m. An audio recording is on file in the Commissioners' Office.

FILE TREASURER'S MONTHLY REPORT FOR MARCH 2025 AND TREASURER'S QUARTERLY REPORT FOR JANUARY THROUGH MARCH 2025

The Board met today at 9:47 a.m. to file the Treasurer's monthly report for March 2025, and the Treasurer's quarterly report for January 2025 through March 2025. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Treasurer Jennifer Watters, Banking and Finance Manager Melissa Tucker, Jodi Daugherty and Kailey Holt from Eide Bailly, COO Greg Rast, and Deputy Clerk Monica Reeves. Treasurer Watters reviewed the reports which are on file with this day's minute entry. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to accept the reports as presented. The meeting concluded at 9:48 a.m. An audio recording is on file in the Commissioners' Office.

MEET WITH COUNTY CLERK AND EIDE BAILLY FOR PRESENTATION OF THE FY2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)

The Board met today at 9:46 a.m. with the County Clerk and Eide Bailly for the presentation of the FY2024 Annual Comprehensive Financial Report (ACFR). Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Kailey Holt and Jodi Daugherty from Eide Bailly, Clerk Rick Hogaboam, Controller Kyle Wilmot, Audit Supervisor Sarah Winslow, COO Greg Rast, other interested persons, and Deputy Clerk Monica Reeves. The ACFR, as well as the governance letter

from Eide Bailly, are on file with this day's minute entry. Kailey Holt reviewed the components of the ACFR, pointing out highlights and footnotes.

- Material Audit Adjustments and Correction of an Error (Page 130):
    - Material Weakness in Internal Control: An adjustment for capital outlay expenditures was understated by $670,596; and there was an asset from the landfill that was disposed of last year but did not get written off until 2024 so that adjustment was run through this year. The beginning governmental-activities net position is the adjustment for ARPA that was mentioned. When looking at them as a whole that is what led to the material weakness in control for the financial statements.

- Two single audit findings:
    - Matching level of effort and earmarking - it's a finding that they had in testing where the revenue loss calculation that the County compiles and reports to Treasury but there was no evidence of review, and when they went to go look at that revenue loss calculation, they were not able to re-calculate the numbers that had been submitted previously and they were not able to come to the same amount that was reported to Treasury.
    - The County is required to verify that vendors are not a suspended or debarred parties list, and they know the County has been doing that but there was no documentation to prove that there was verification prior to entering into covered transactions.

Jodi Daugherty reviewed the governance letter, a copy of which is on file with this day's minute entry. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to accept the report from Eide Bailly. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 10:36 a.m. An audio recording is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 22, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Barley Pops to be used 5/17/25 for the Crowe wedding
- Barley Pops to be used 5/2/25 for the Miller wedding
- Buck's Saloon & Steakhouse to be used 5/25/25 for the Schofield wedding
- Mother Earth MB to be used 5/11/25 for a Mother's Day concert

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- Kum & Go, L.C., dba Maverik #5407
- Larosita Mexican Store, Inc., dba Larosita Mexican Store
- Angeles De Puebla Ice Cream, LLC dba Angeles De Puebla Ice Cream
- Raising Our Bar, LLC dba Raising Our Bar
- Fiesta's Arts, Inc., dba Fiesta Guadalajara
- Albertsons LLC dba Albertsons #166
- Albertsons LLC dba Albertsons #1602
- Fiesta of Nampa, Inc., Fiesta Guadalajara
- Bi-Mart Corp dba Bi-Mart #614
- Bi-Mart Corp dba Bi-Mart #628
- Jackson Bevco, Inc., dba Tobacco Connection #1
- Jackson Bevco, Inc., dba Tobacco Connection #6
- Jackson Bevco, Inc., dba Tobacco Connection #12
- Jackson Bevco, Inc., dba Tobacco Connection #16
- Jackson Bevco, Inc., dba Tobacco Connection #22
- Jackson Bevco, Inc., dba Tobacco Connection #23
- Jackson Bevco, Inc., dba Tobacco Connection #32
- Jackson Bevco, Inc., dba Tobacco Connection #37
- Jackson Bevco, Inc., dba Big Smoke #102
- Jackson Bevco, Inc., dba Big Smoke #113
- Jackson Bevco, Inc., dba Big Smoke #115
- Jackson Bevco, Inc., dba Big Smoke #109

Resolution No. 25-073

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UDPATE

The Board met today at 9:33 a.m. with county attorneys for a legal staff update. Present were: Commissioners Leslie Van Beek and Brad Holton, Chief Deputy P.A. Aaron Bazzoli, HR Director Marty Danner, COO Greg Rast, and Deputy Clerk Jenen Ross.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:34 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion

carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, HR Director Marty Danner and COO Greg Rast. The Executive Session concluded at 9:53 a.m. with no decision being called for in open session.

Following the executive session, COO Rast reviewed his pending items with legal as follows:

- Vicious animal ordinance – the Sheriff's Office will attend legal staff on May 1st to provide an update to the Board.
- A workshop with the highway district and legal is pending.
- Humane Society for FY26.
- The application is in for closing 11th Ave between Albany and the railroad tracks for food trucks.
- There is still a pending legal opinion regarding the use of enterprise funds for other county capital improvements.
- Legal is working with the Parks department regarding an update to the drone ordinance.
- Commissioner Holton would like to have a workshop with engineers that deal specifically with roads and roadways to ensure what is being proposed ordinance-wise fit current industry practices and standards.
- Commissioner Holton would like a legal opinion on the ambulance district opting out of urban renewal districts. He would like to address this sometime in the next 30 days.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 9:54 a.m. and an audio recording is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 23, 2025

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS
The Board approved the following alcoholic beverage licenses for renewal:

- Palace Event Center, LLC dba Palace Event Center
- CBOCS West Inc dba Cracker Barrel #683
- Fast Mart Nampa, Inc dba Fast Mart
- Firehouse Sports Pub & Pizza LLC dba Firehouse Sports Pub
- EVRA Inc dba Casa Mexico

Resolution no. 25-074

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS
The Board approved the following alcoholic beverage licenses for renewal:

- WW Ink, LLC dba Rocco's Roadhouse
- Stinker Stores, Inc., Stinker Store #122
- Stinker Stores, Inc., Stinker Store #113
- Stinker Stores, Inc., Stinker Store #108
- Stinker Stores, Inc., Stinker Store #82
- Stinker Stores, Inc., Stinker Store #75
- Stinker Stores, Inc., Stinker Store #60
- Stinker Stores, Inc., Stinker Store #48
- Stinker Stores, Inc., Stinker Store #44
- Stinker Stores, Inc., Stinker Store #41
- I.C.A.N. Foods, Inc., dba The Griddle
- Ridley's Family Markets, Inc., dba Ridley's Family Markets
- Danelion Brewery, LLC dba Danelion Brewery
- Kerry Hill Winery, LLC dba Kerry Hill Winery
- Canyon Golf Partners, LLC dba Red Hawk Golf Course
- Eva Contreras De Cuevas dba Tacos El Centro

Resolution no. 25-075

MEETING TO CONSIDER NOTICES OF LIEN

The Board met today at 9:36 a.m. to consider notices of lien. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Facilities Director Rick Britton, Office Manager Becky Kearsley, and Deputy Clerk Jenen Ross.

Director Britton said that all of these properties have past due amounts for abatement and after 60-days of no payment they will be added to the tax roll. The properties were considered as follows:

- Parcel no. R355950000, 16947 W. Linden St., Caldwell - total amount due $763.50
- Parcel no. R2051600000, 11834 Bonnie Lane, Nampa – total amount due $500
  Following the meeting, the invoice was revised to an amount of $641.12
- Parcel no. R30101011C0, 0 Rim Road, Nampa – total amount due $3500
  Following the meeting, the invoice was revised to an amount of $1421.97
- Parcel no. R34639010A0, 0 Old Hwy. 30, Caldwell – total amount due $1475.25
- R3705911200, 20189 Silverspur Dr., Wilder – total amount due $677.50
- R3705910900, 20040 Silverspur Dr., Wilder – total amount due $717.50
- R3060400000, 302 S. Dewey Lane, Nampa – total amount due $2569.03

Discussion ensued regarding the administration fee. Director Britton spoke to the work involved in processing this paperwork.

Commissioner Van Beek made a motion to sign liens for the properties as noted on the record. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 9:47 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH DIRK MENDIVE FROM CONGRESSMAN RUSS FULCHER'S OFFICE

The Board met today at 10:00 a.m. with Dirk Mendive from Congressman Russ Fulcher's Office Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, District Director Dirk Mendive, and Deputy Clerk Monica Reeves. Mr. Mendive reviewed the following issues the Congressman's Office has been working on in Canyon County:

- National Flood Insurance Program where the County was on probation for some time. The Congressman's office monitored that with FEMA for a couple years and they are grateful to see that Canyon County is no longer on probation and that it has finally been resolved.

- Met with Caldwell airport officials about concerns over safety and the role of Caldwell and the airport and how amount of plane traffic they receive.

- Has interacted with the Nampa Family Justice Center who is concerned about the potential loss of grant funding; the Congressman is attempting to try to help them find answers.

- Met with the City of Middleton over issues of stormwater permits where the city says that because of previous censuses they were looped in with Caldwell as an urbanized area and they were required to have a stormwater permit but now the criteria has changed and EPA is saying because they had it in the past they still have to have it, but the Middleton is saying they are the only city of their size in the state that is required to have it. The potential costs to the city and its residents would be quite drastic. Congressman Fulcher is working with DEQ and EPA to see if they can help the City of Middleton.

- Met with Nampa PD with some issues with the Army Corp and some of their property in the county that has to do with the Nampa Rod and Gun Club.

- Congress is on recess for Easter break and will return to session next week and the expectation is that the focus will be on reconciliation and the hope is it will be done by Memorial Day. The various committees will try to put forth legislation and package things together that they think they can pass under reconciliation that would align with the

President's agenda. They hear from many constituents who are concerned about social security or Medicaid, and various cuts.

- DOGE and the work of Elon Musk: It's estimated that DOGE has saved the taxpayers roughly $160 billion.

- They are focused on trying to extend the 2017 Tax Cuts and Jobs Act; if they extend that provision through 2035 it is projected to prevent an average tax increase of $1,650.

Commissioner Van Beek asked about the dismantling of the Department of Education and returning the responsibility for educating the population back to the states. Mr. Mendive said Congressman Fulcher is on legislation that would dismantle the Dept. of Education as an unnecessary cost to the taxpayers. It's his understanding that if the department is dismantled it would not do away with the grants or money the states use to benefit students and education, however, it would hopefully eliminate the bureaucracy and waste. The grants and money would come to the states.

Commissioner Van Beek asked for comment on Congressman Mike Simpson wanting to remove the dams on the lower Snake River? Mr. Mendive said it's a very fluid issue and it seems with the current administration things are more favorable to keep the dams. The previous administration had pursued action to address the four lower Snake River dams without including all the stakeholders and impacted parties. Only Congress can eliminate and remove those dams. Congressman Fulcher is on legislation that will protect those dams; however, there is still a push to try to get rid of them.

Commissioner Van Beek asked about the legislation that would reduce/eliminate the tax burden on family-owned farms. Mr. Mendive said the legislation would eliminate the inheritance tax on family farms.

Commissioner Holton expressed his frustration with the EPA doing what it did to the City of Middleton with regard to stormwater because in his opinion it violates the Chevron ruling, and the city does not have the population base to put in a stormwater collection and treatment system. He believes it is theft through unelected bureaucrats and they need the Congressman's help. Director Mendive said the Congressman's office will do what it can to help; they plan to contact DEQ and they already have plans in place to meet with the EPA in the coming weeks. If they cannot get it resolved, the hope is to take it to the new administrator from Seattle.

Commissioner Holton said he will be watching Congress on the reconciliation and he is hoping the savings from the billions in waste will make it to the infrastructure needs of America. Mr. Mendive said if they can funnel the money where it could be/should be it can bring a lot of benefit here at home and that is the President's objective.

Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 10:29 a.m. An audio recording is on file in the Commissioners' Office.

MEETING TO RECEIVE CLERK'S QUARTERLY REPORT

The Board met today at 10:37 a.m. to receive the Clerk's quarterly report. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Treasurer Jennifer Watters, Treasurer Banking and Finance Manager Melissa Tucker, Chief Deputy Treasurer Steve Onofrei, COO Greg Rast, Steve Burton, and Deputy Clerk Jenen Ross.

Controller Wilmot noted that this is the halfway point of the budget year and that some revenues and expenditures will mimic the halfway point but that others have a seasonality impact.

Liquor distributions are trending 5% lower than last year according to the report from the state.

Sales tax distribution is slightly under what the state was projecting, however, this was budgeted conservatively so Controller Wilmot still hopes to meet that expectation.

$34,000 was originally budgeted as revenue from the State Public Defense as reimbursement for usage of office space within the admin building. Recently, the Clerk received noticed from SPD that for ¾ of the year the county will be able to seek reimbursement for utilities only. The first invoice has been submitted for the October – March timeframe. The Clerk and Controller are only expecting $8000-$10,000 in reimbursement.

Controller Wilmot reviewed expenses and revenues of several budgets and anomalies within certain lines. The budgets he highlighted included courthouse/facilities, fleet, landfill, district court, prosecutor's office, justice fund, and treasurer.

Clerk Hogaboam spoke about budget trends and reviewed graphs which gave comparisons of Q2 2012-2025 operation funds expenditures, expenses actual vs. budget, and revenue-expenses

At the request of Commissioner Van Beek, Clerk Hogaboam spoke about the URA and levy rates. Commissioners Van Beek and Holton offered their comments about House Bill 389 with Commissioner Holton noting that it ensures new growth does not pay its way. He feels there will be a point in time that it will no longer be sustainable. Clerk Hogaboam feels perhaps a workshop could be organized to discuss the legislative impacts of HB389 and HB673.

Steve Burton asked questions regarding DSD revenues vs. expenses and the ARPA funds used for the CCSO building.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to accept the report as presented.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:31 a.m. and an audio recording is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 24, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Ryan Varon – Associate Planner, new hire
- Dane Adams – Associate Planner – new hire
- Karla Nelson – Principal Planner, new hire
- Andrew Feraci – Communications Specialist, new hire

COMMUTER VEHICLE AUTHRIZATION FORM

The Board approved a commuter vehicle authorization form for:

- Stephen Webb

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Lost Creek Investments LLC to be used on 5/25/25 for the Nichol's wedding
- Lost Creek Investments LLC to be used on 5/10/25 for the Varga wedding

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

The Board met today at 9:31 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys (left at 9:35 a.m.), Deputy P.A. Ben Cramer, Cpt. Harold Patchett (left at 9:41 a.m.), Treasurer Jennifer Watters (left at 9:35 a.m.), Facilities Director Rick Britton (left at 9:41 a.m.), Prosecutor Chris Boyd and Senior Chief Deputy Ingrid Batey (arrived at 9:39 a.m. and left at 10:17 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Resolution to credit property taxes with judicial interest to PacifiCorp: This is for a settlement between PacifiCorp and the Idaho State Tax Commission. Ms. Keys said this is permissible under the statute and a credit of $57.62 will be applied to the second half of the 2024 taxes. Upon the

motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the resolution to credit property taxes with judicial interest to PacifiCorp (resolution no. 25-076).

Agreement with Dish Network LLC for the Canyon County Jail: Sparklight has let the county know they are at end of life for the service used by the jail. Following research done by facilities and jail staff, Dish Network is able to provide a similar service. A two-year agreement will be signed in order to take advantage of the discounts that can be provided by Dish Network. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the agreement with Dish Network LLC for the Canyon County Jail (agreement no. 25-040).

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

A request was made to go into Executive Session as follows:

Commissioner Van Beek made a motion to go into Executive Session at 9:42 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Prosecutor Chris Boyd and Senior Chief Deputy Ingrid Batey (arrived at 9:39 a.m. and left at 10:17 a.m.), and COO Greg Rast. The Executive Session concluded at 10:19 a.m. with no decision being called for in open session.

The meeting concluded at 10:19 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

DSD GENERAL BUSINESS; AND CONSIDER RESOLUTION GRANTING A REFUND TO FREEDOM FOREVER, BP2025-0036

The Board met today at 10:31 a.m. for a DSD general business meeting, and to consider a resolution granting a refund to Freedom Forever, BP2025-0036. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Director Jay Gibbons, DSD Assistant Director Josh Johnson, DSD Office Manager Jennifer Almeida, and Deputy Clerk Monica Reeves. Ms. Almeida reported that the application was withdrawn after customer decided not to go with solar panels and Freedom Forever is seeking a refund of unused plan review fees. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to sign the resolution granting a refund to Freedom Forever in the amount of $424. (Resolution No. 25-077.) Ms. Almeida left at 10:33 a.m. Assistant Director Johnson provided a map showing the code enforcement areas and reviewed the caseloads of each officer. There was discussion regarding the cost of enforcement remediation and investment as well as the fees charged. DSD has met with the Treasurer's Office and the Auditor's Office to discuss tracking the money and making the system better, perhaps similar to the abatement process used by the County's Facilities

Department. As part of this year's budget process, DSD will request more than the $50,000 that was requested last year. Staff will speak with the Controller about creating a revolving fund for this budgetary amount. Director Gibbons reported on the recent hires of an associate and principal planners. Currently, the permit supervisor position is the only open position. He estimates by this fall there will not be a backlog of cases. There was discussion about scheduling land use cases during the budget season. The Board does not want to have multiple hearings in one day. DSD was directed to work with the COO and the Board's staff to coordinate hearing dates. Commissioner Holton asked DSD to schedule a workshop to discuss the roads/private drives. Director Gibbons will make sure the workshop is scheduled. There was discussion regarding the issue of parcel inquiries, deeds of record. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 11:12 a.m. An audio recording is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 25, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Jordan Hammond, Promotion to Lieutenant - Security Services Admin.
- William Hopkins, Promotion to Corporal - Security Services Admin.
- Daniel Patterson, Promotion to Corporal - Patrol
- Hayden Stauffer, Promotion to Sergeant - Security Services Admin.
- Grace E. Winkle, Customer Service Specialist - Booking
- Araceli Soto, Court Assistance Officer
- Amy Yolton, Customer Service Specialist - Treasurer's office

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- JP Thailand Express LLC dba JP Thailand Express
- Brick 29 LLC dba Brick 29
- Albertsons LLC dba Albertsons #103
- Destination Caldwell Inc dba Destination Caldwell
- NKVS LLC dba Lakeshore Market

Resolution No. 25-078

ACTION ITEMS: CONSIDER WASTE TIRE NUISANCE AND EMERGENCY REMOVAL DECLARATION PURSUANT TO IDAHO CODE § 39-6502(3) FOR 20147 LINDA LANE IN CALDWELL

The Board met today at 3:33 p.m. to consider a waste tire nuisance and emergency removal declaration pursuant to Idaho Code §39-6502(3) for 20147 Linda Lane in Caldwell. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Deputy PA Zach Wesley, DSD Director Jay Gibbons, DSD Assistant Director Josh Johnson, and Deputy Clerk Monica Reeves. Deputy PA Wesley reviewed the process for how the Board needs to proceed with today's agenda amendment. Late yesterday they became aware of a situation with a code enforcement property the County was abating and that the site may qualify for the emergency provisions for the waste tire act under Idaho law, and that activation of the provision may entitle the County to some reimbursement for the cost of abatement. The PA's Office added an agenda item although it was less than 24 hours, and it was noted that no media has asked to be notified of emergency meetings. Because we have not had 24 hours to update the calendar or the 48 hours that we would need, a motion is needed pursuant to Idaho Code, Section 74-204 to declare the emergency that this was discovered late in the day and without the County acting quickly we have the potential for 1) harm to incur to the public at this site, and 2) for the County to suffer financial loss because of the potential lost reimbursement if we do not take these steps. The Board needs to amend the agenda to formally add this action item which was posted informally. Commissioner Van Beek made a motion to amend the agenda for Friday, April 25, 2025, to add the emergency meeting motion and order which is allowed under Idaho Code, Section 74-204 which includes injury or damage to persons or property, immediate financial loss, and the likelihood of such injury, damage, or loss because of the code enforcement issues on the property. The motion was seconded by Commissioner Brooks and carried unanimously. Deputy PA Wesley said code enforcement officers have been performing an abatement at 20233 Linda Lane in Caldwell, Idaho 83605, (there is also an alternative address of 20147 Linda Lane). Parcel No. R27213. The property owner is deceased and there is not a clear person in control of the property. Proper notice was given multiple times, a certificate of noncompliance was recorded and an order of abatement was issued in March, and on Tuesday, code enforcement was on the property with a private independent contractor who was removing some of the materials from the site. In addition to the tires, RVs, and refuse, there is a structure on the property that should be torn down eventually because it constitutes a public hazard. They discovered a waste tire storage site, and under the law those tires have to go to a disposal site and a fee has to be paid. State agencies were notified and they pointed the County to the statute that would allow us to declare a public nuisance and can declare an emergency for a public health and safety emergency for several reasons. Hundreds and hundreds of tires have been removed from the property (3-4 semitruck loads of tires) at a considerable expense to the County. There is the potential that a state agency could reimburse the County if we go through the process which is why we need to make the emergency declaration. The declaration contains the factual history and the statutory requirements, and the formal finding is that the waste tire storage site is a public nuisance and that a public health or safety emergency exists because of it as well as the potential for a fire hazard, and the potential to create a threat of insect-borne disease. There is also the potential to contaminate the state's ground or surface waters and that taking such action is necessary. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve and sign the

emergency removal declaration pursuant to Idaho Code §39-6502(3) for property located on Linda Lane, Parcel No. R27213, as presented by Deputy PA Wesley. Commissioner Brooks will contact the Director of Southwest District Health to find out what information they need from the County. Director Gibbons will follow up with the code enforcement officers and the contractor. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 3:45 p.m. An audio recording is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 28, 2025

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Bonnie Wood, Temporary Election Specialist
- Trina Harrell, Temporary Election Specialist
- Mary Angel Blazina, Legal Assistant I – Civil Division
- Sofia I. Aguilera, Legal Assistant I – Criminal Division

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

25-079 RENEWAL ALCOHOL LICENSE: Smashburger Acquisition - Idaho, LLC dba Smashburger #1588; Video Mexico Nampa, LLC dba Video Mexico Nampa; Heather Zimmerman dba The Garage Café; The Chicago Connection, LLC dba Chicago Connection; J&R Distributing, LLC dba Sunnyslope Market; The Sick Stag, LLC dba The Sick Stag; Mother Earth Brew Co., LLC dba Mother Earth Micro Brews; Caldwell Hospitality Group, LLC dba Best Western Inn & Suites

25-080 RENEWAL ALCOHOL LICENSE: Cook's Two Hole, Inc., dba Cook's Two Hole

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 29, 2025

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- Amano Restaurante LLC dba Amano

Resolution no. 25-082

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- Uppercuts Barber Shop, LLC dba Uppercuts Barber Shop/Upperclass Beauty Salon
- TL Original, Inc., dba Pho 7 & Ding Tea
- Christensen, Inc., dba Sage Travel Plaza

Resolution No. 25-084

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

The Board met today at 9:35 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Facilities Director Rick Britton (left at 9:46 a.m.), Parks Director Nicki Schwend (left at 9:46 a.m.), Cpt. Harold Patchett (left at 9:46 a.m.), Historic Preservation Officer Chelsee Boehm (left at 9:46 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider resolution reappointing Chelsee Boehm to the Historic Preservation Commission: Director Schwend spoke to the consistency of having Ms. Boehm on the Board. She said that would continue to oversee the Board and attend meetings when she is available. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the resolution reappointing Chelsee Boehm to the Historic Preservation Commission (resolution no. 25-085).

Consider resolution appointing Dr. Rachel Miller to the Historic Preservation Commission: Ms. Boehm spoke to Dr. Miller's qualifications and what she will bring to the Historic Preservation Board. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the resolution appointing Dr. Rachel Miller to the Historic Preservation Commission (resolution no. 25-086).

Director Schwend spoke about the good work Ms. Boehm is doing in her role as the Historic Preservation Officer and some of her expanded ideas.

Consider Agreement with Peak Fence for the 2025 George W. Nourse Gun Range Perimeter Fence Project: Director Britton said they've been working to finalize the contract with Peak Fence. There is some amount of vandalism happening on the grounds with people continuing to drive on the areas that have been graded. The cost of the fencing is $123,853 which will be split between the Parks department and the Sheriff's Office. The anticipated start date is May 13th with completion

in early June. Legal confirmed they have reviewed the contract but are waiting on the certificate of insurance. Commissioner Holton made a motion to sign the agreement with Peak Fence for the 2025 George W. Nourse Gun Range Perimeter Fence contingent upon receiving the certificate of insurance. The motion was seconded by Commissioner Brooks and carried unanimously (agreement no. 25-041).

Commissioner Brooks noted the licenses look to be in order.

Consider resolution for transfer alcoholic beverage license for Amano Restaurante LLC dba Amano:
Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the resolution for transfer alcoholic beverage license for Amano Restaurante LLC dba Amano (resolution no. 25-081).

Consider resolution for a new alcoholic beverage license for Taqueria Janitzio dba Taqueria Janitzio:
Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the resolution for a new alcoholic beverage license for Taqueria Janitzio dba Taqueria Janitzio (resolution no. 25-083).

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Brooks made a motion to go into Executive Session at 9:49 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, and COO Greg Rast. The Executive Session concluded at 10:14 a.m. with no decision being called for in open session.

The meeting concluded at 10:14 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE 74-206(1)(A) AND (F) REGARDING PERSONNEL MATTERS AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Brooks made a motion to go into Executive Session at 10:15 a.m. pursuant to Idaho Code, Section 74-206(1) (a) and (f) regarding personnel matters and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Zach Brooks, Coroner Jennifer Crawford, Dr. Kronz, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, COO Greg

Rast, Prosecutor Chris Boyd (joined at 10:21 a.m.). The Executive Session concluded at 10:34 a.m. with no decision being called for in open session.

MEETING WITH THE ADMINISTRATIVE DISTRICT JUDGE AND TRIAL COURT ADMINISTRATOR

The Board met today at 10:34 a.m. with the Administrative District Judge and Trial Court Administrator. Present were: Commissioners Brad Holton and Zach Brooks, Prosecutor Chris Boyd, Judge Thomas Whitney, TCA Benita Miller, Assistant TCA Chris Paulsen, COO Greg Rast, and Deputy Clerk Jenen Ross.

Judge Whitney said that a letter recently sent by the county to the supreme court was favorably received and he believes the proposal is going to be accepted. He also expressed appreciation of the new parking lot.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

ACTION ITEM: CONSIDER APPROVAL OF FINAL PLAT FOR LIPPERT SUBDIVISION, CASE NO. SD2025-0006

The Board met today at 11:21 a.m. to consider the final plat for Lipper Subdivision, Case No. SD2025-0006. Present were: Commissioners Brad Holton and Zach Brooks, DSD Assistant Director Josh Johnson, DSD Planning Supervisor Dan Lister, Darin Taylor, other interested citizens, and Deputy Clerk Monica Reeves. Mr. Lister said a packet of information has been provided demonstrating that the plat is ready to be signed, and the 10 conditions applied to the plat have been met. Upon the motion of Commissioner Brooks and the second by Commissioner Holton, the Board voted unanimously to approve the final plat for Chairman Holton's signature for Lippert Subdivision, Case No. SD2025-0006. The meeting concluded at 11:23 a.m. An audio recording is on file in the Commissioners' Office.

APRIL 2025 TERM
CALDWELL, IDAHO APRIL 30, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Kieley Kennedy, Clerk III – new hire
- Artie Percival, Misdemeanor Probation Officer – new hire
- Shawn Powers, Sr. Weed & Pest Technician – transfer from Maintenance to Weed & Pest
- Tyler Scott, Sr. Weed & Pest Technician – new hire

- Lucy Ostyn, Permit Supervisor – promotion

APPROVE ALCOHOLIC BEVERAGE LICENSE RENEWALS

The Board approved the following alcoholic beverage licenses for renewal:

- Chapala Mexican Restaurant #7, Inc., dba Chapala Mexican Restaurant #7
- Chapala Nampa, Inc., dba Chapala Mexican Restaurant III
- Winco Foods, LLC dba Winco Foods #11
- Winco Foods, LLC dba Winco Foods #144
- The Chapp Wine & Tap, LLC dba The Chapp Wine & Tap

Resolution No. 25-087

MEETING WITH ASSESSOR'S OFFICE TO CONSIDER VARIOUS NEW AND RENEWING PROPERTY TAX EXEMPTIONS UNDER CODES: 63-602P, 602W, 602D, 602P, 602B, 602C, 602E, 602GG, AND 50-2014

The Board met today at 9:31 a.m. with the Assessor's Office to consider various new and renewing property tax exemptions under codes 63-602P, 602W, 602D, 602P, 602B, 602C, 602E, 602GG, and 50-2014. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Business Manager Jennifer Loutzenhiser, Administrative Analyst Helena Thompson, Director of Constituent Services Aaron Williams, Communications Specialist Andrew Feraci, and Deputy Clerk Jenen Ross.

Site Improvements, 63-602W

Toll West Inc. – Silver Star No. 5 Subdivision
Toll West LLC – West Highlands Ranch No. 18 Subdivision
Boise Hunter Developers LLC – River Park Estates No. 3 Subdivision

Assessor Stender said he has reviewed the applications and it appears all pertinent information has been submitted in order to qualify for the exemption. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the exemptions as presented.

The following parcels were granted exemptions last year and the Assessor's Office feels the exemptions should be granted again this year.

Religious, 63-602B

33945000 0 CANYON SPRINGS CHRISTIAN CHURCH INC
33946000 0 CANYON SPRINGS CHRISTIAN CHURCH INC

Hospital, 63-602D

30995011 0 ST LUKES REGIONAL MEDICAL CENTER LTD

Educational, 63-602E

60686650 0 CANON FINANCIAL SERVICES INC
60724001 0 GREATAMERICA FINANCIAL SERVICES CORPORATION
64941106 0 EVERBANK NA
64935344 0 QUADIENT LEASING USA INC
60204000X0 US BANK NATIONAL ASSOCIATION
64935345 0 QUADIENT LEASING USA INC

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the exemptions as read into the record.

Parcel no. 15438000 0, Golden Glow Tower Inc. – The Assessor's Office is recommending approval. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the exemption under code 63-602GG as presented.

Parcel no. 15438000 0, Golden Glow Towers – The Assessor's Office is recommending a denial as they don't qualify under code 63-602C. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to deny the exemption as presented.

Parcel no. 08577010 0, Leap Charities, Inc. – The Assessor's Office is recommending denial under codes 63-602C and 63-602GG. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to deny the exemption under both codes as presented.

Parcel no. 12985525 0, Leap Charities, Inc – The Assessor's Office is recommending denial under codes 63-602C and 63-602GG. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to deny the exemption under both codes as presented.

Parcel no. 14301000 0. Leap Charities, Inc. – The Assessor's Office is recommending denial under codes 63-602C and 63-602GG. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to deny the exemption under both codes as presented.

Religious, 63-602B

Parcel nos. 02653000 0 and 02657000 0, Assembly of God Church of Caldwell - The Assessor's Office is recommending denial under code 63-602B. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to deny exemptions on both parcels as presented.

Parcel no. 11592000 0, Maranatha Evangelical Pentecostal Church – The Assessor's Office is recommending denial under code 63-602B. Upon the motion of Commissioner Van Beek and

second by Commissioner Brooks the Board voted unanimously to deny the exemption as presented.

Religious, 63-602B - Crossroads Community Church, Inc.
Parcel no. 31793394 0 – The Assessor's Office is recommending full exemption.
Parcel no. 31793399 0 – The Assessor's Office is recommending a 2/3 partial exemption.
Parcel no. 31793395 0 – The Assessor's Office is recommending no change, granting a full exemption.

Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to grant the exemptions as presented by the Assessor's Office under code 63-602B. Commissioner Van Beek recused herself from voting.

Educational, 63-602E - College of Idaho
Based on recommendations by the Assessor's Office, Commissioner Van Beek made a motion issue an approval for exemption on parcel no. 00865000 0 (garden) and a denial for exemption on parcel nos. 00866000 0 (house) and 00867000 0 (shop) as presented. The motion was seconded by Commissioner Brooks and carried unanimously.

The Assessor's Office is recommending denial of the exemption on parcel no. 03956000 0 and upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to issue a denial as presented.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to grant an exemption for parcel no. 09355000 0 based on the recommendation made by the Assessor's Office.

The Assessor's Office is recommending approval of the exemption on parcel no. 00848000 0 and upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to issue an approval as presented.

Charitable, 63-602C
Parcel nos. 08670000 0 and 08640000 0, Nampa Aerie No. 2103 FOE - The Assessor's Office is recommending partial exemptions on each parcel and upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to grant partial exemptions on each parcel as presented.

Pollution Control, 63-602P
This code provides an exemption for personal property equipment that assists in water or air pollution control. A spreadsheet has been provided by the Assessor's Office which details each company with itemized equipment and appraised values. A copy of this list is on file with this day's minutes. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the exemptions as presented.

Assessor Stender noted that assessment notices are scheduled to go out May 24th.

Commissioner Holton moved to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 10:23 a.m. and an audio recording is on file in the Commissioners' Office.

MEET WITH PROSECUTOR BOYD TO RECEIVE THE PROSECUTOR'S OFFICE 100-DAY REPORT

The Board met today at 1:32 p.m. to receive the Prosecutor's Office 100-day report. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Prosecutor Chris Boyd, Senior Chief Deputy Ingrid Batey, Chief Civil Deputy PA Aaron Bazzoli, PA employees, COO Greg Rast, Controller Kyle Wilmot, HR Director Marty Danner, Constituent Services Director Aaron Williams, and Deputy Clerk Monica Reeves. Prosecutor Boyd's presentation included a review of:

- New office motto: *No One Above the Law, No One Below the Law*
- Mission statement
- Introduction of team members
- Team-based charging decisions
- Team-based trials
- Physical presence
    - Overuse of work-from-home
    - Immediately suspended
    - Be Here, Be Ready
- Consistent training
- Performance evaluations and feedback
- Case management system
    - Prosecutor by Karpel
- Saving Taxpayers
    - Eliminated duplicative positions
    - Under budget
    - Reorienting good stewardship
- Reinvigorated relationships
- Risk reduction
- Work performed by Civil Division
- Work performed Criminal Investigation Division
- Work performed by Criminal Division

The Board thanked Prosecutor Boyd and his staff for the information and the working relationship. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board

voted unanimously to adjourn at 2:18 p.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206 (1)(F) TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 2:19 p.m. pursuant to Idaho Code, Section 74-206(1) (f) to communicate with the County's legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. A roll call vote was taken on the motion with Commissioners Holton, Van Beek, and Brooks voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Prosecutor Chris Boyd, Senior Chief Deputy Ingrid Batey, Chief Civil Deputy PA Aaron Bazzoli, HR Director Marty Danner, and COO Greg Rast. The Executive Session concluded at 3:00 p.m. with no decision being called for in open session. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 3:00 p.m.

JOINT WORKSHOP SESSION BETWEEN CANYON COUNTY COMMISSIONERS AND THE CALDWELL CITY COUNCIL MEMBERS TO DISCUSS THE COORDINATION OF LONG-RANGE PLANNING FOR PARCELS LOCATED AT THE CALDWELL EVENT CENTER

Chairman Holton opened the meeting and noted the Commissioner quorum at 4:29 pm. Mayor Wagoner called the entire meeting to order at 4:30 pm. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Clerk Rick Hogaboam, Mayor Jarom Wagoner, City Clerk Debbie Geyer, Councilmembers Mike Dittenber, Chris Allgood, Geoff Williams, Brad Doty, Diana Register, Chuck Stadick, COO Greg Rast, Fair Director Diana Sinner, Steven Jenkins (Economic Development Director), Mark Hilty (Attorney for Caldwell), Oscar Klaas (Attorney for Caldwell), Raelynn North (Caldwell Finance Director), Robin Collins (Caldwell Community Development Director), Juan Avila (Superintendent of Caldwell Event Center), Nicole Cassity (Caldwell Night Rodeo, Angelique Rood (Caldwell Night Rodeo), Reagan Rossi (College of Idaho), and other interested persons. A roundtable discussion was held as follows:

- Mayor Wagoner handed out an exhibit map (exhibit 1) with a land value assessment (exhibit 2) for noted parcels as part of a potential land swap between the city and county.
- The Mayor noted a letter that was sent from Graye Wolfe on April 28, 2025, indicating his support for Caldwell, Canyon County, and local entities.
- The Mayor mentioned that any potential swap would require appropriate timing considerations for various events, namely the County Fair.
- The Mayor mentioned that a MOU or details would need to be worked out for purposes of shared parking that would be available to the public.

- The Mayor provided a history of the footprint.
- The county would potentially receive parcel 2; The city would pave 1A and the county would realign 1B; The city would receive 3A and 3B.
- Mayor Wagoner discussed the land value and would forward the information he received as collected by Mr. Steven Jenkins from 2 different brokers.
- Rast concurred with Mayor Wagoner's introduction and the possibility of how this swap would meet everyone's needs.
- Fair Director Sinner discussed the historical deliberations surrounding the campus and how her vision after the building was built was to move in a direction where each entity could manage their respective footprints.
- Mr. Rast discussed how the county agent being downtown creates some logistical challenges and that their potential move from downtown to the fair campus would be beneficial.
- Chairman Holton said it is important that all stakeholders are brought together to discuss this as it affects many parties.
- Commissioner Van Beek said that this is a great phase 1 and is encouraged by the city's consideration to allow the fair continued use of Gabiola Field.
- Commissioner Brooks spoke about how if the entities get out of each other's way everyone can be successful.
- Nicole Cassity (Caldwell Night Rodeo) attended the meeting to listen and gather information. Her comments were about the major events being close to each other in timing and literally on top of each other logistically; and the need to look at the lease and discuss and update/clarify access and use of various facilities.
- Angelique Rood (Caldwell Night Rodeo) spoke about the need to lay out terms in an updated lease and not rely on handshake deals for access.
- Reagan Rossi (College of Idaho) had comments similar to rodeo in needing to work through the lease; need to evaluate upgrades at Simplot stadium. There is a concern about parking. 1A parking is not an ideal situation, currently. Parking is a high concern.
- COI football coach appreciates the support from city, county, rodeo.
- Mr. Rast spoke of parking ideas shared in a new exhibit (exhibit 3).
- Fair Director Sinner explained the strategy behind the county's parking exhibit.
- Councilman Doty would like to see more information on the values and condition of the buildings; there needs to be coordination among all of the events; there needs to be more details on the lease agreement.
- Councilman Stadick said we need to be mindful of taxpayers and their access to events; he asked whether CNR is still interested in the Hwy. 20/26 location; Nicole Cassity responded that their intent is to invest in the existing location; Councilman Stadick expressed concern about citizen experience and access for their events; there needs to be a coordinator for all of this.
- Councilwoman Register is thankful all parties are present having this conversation; she likes the idea of a coordinator in all of this; said that leases need to be updated and fixed; expressed concerns about what happens now, this year, in light of hotel construction, and the immediate plans.

- Director Sinner responded that the fair will schedule loading/offloading and will find a way to make everything work.
- Councilman Williams appreciates the friendly and cordial collaboration, especially in light of complexity of the footprint. It's a challenge to satisfy all parties.
- Councilman Allgood was part of a planning committee in the past that worked on this specific topic evaluating how to get the best out of the property as a whole. If Stock Trail Road was rerouted, a question was posed about the railroad and the right-of-way.
- Caldwell Public Works Director said that he will negotiate with railroad on a new lease, mentioning that it may be a period at 5 years a time.
- Mayor Wagoner mentioned that the entire trail was in the railroad right-of-way.
- Councilman Dittenber appreciates the collective gathering; was on sub-area master plan committee and believes there is a lot of potential in this area. He also has questions about the capital needs on the buildings that they would potentially receive; would like to know what they would do with the buildings. Would like to know if there are any master plans associated with the costs and maintenance associated with the infrastructure.
- Councilman Williams expressed concern about potential compliance issues with the loss of parks, if at all funded by outside money.
- Mayor Wagoner brought up the importance of checking on compliance and need to replace the amenities potentially at another location.
- Juan Avila said it's an active center and not quiet. Stressed the importance of the railroad lease because of the Stock Trail Road access to the campus.
- Angelique Rood reiterated that they don't need anything new in a lease as much as codifying what already exists, including agreements via handshake. Wants youth events to do well. The rodeo is not asking for more via a lease, just clarification and cleanup.
- Councilman Doty reiterated the need for a planner.
- Councilman Allgood emphasized the need to keep moving forward.
- Mayor Wagoner wants to see the area used, agrees that leases need more clarity, will get to work based on all the feedback; will be in touch on a follow-up meeting.
- Councilman Stadick is concerned about parking and how the new hotel might want odor and refuse dealt with.

The meeting adjourned at 5:38 pm as the Mayor closed the meeting. Chairman Holton called the meeting adjourned for the commissioners. Information was exchanged, however, no Board action was required or taken.

FILE CLAIM AND PURCHASE ORDER APPROVAL REPORTS

The Board filed the claim and purchase order approval reports from the Auditor's Office for the month of April, 2025.

There were no Board of Equalization matters that came before the Board this month.

THE MINUTES OF THE FISCAL TERM OF APRIL 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

MAY 2025 TERM
CALDWELL, IDAHO MAY 1, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change forms for:

- Kassie Odenborg, Criminal Legal Assistant II – add lead pay
- Veronica Garcia, Criminal Legal Assistant III – add lead pay
- Andrew Haws, Deputy Prosecuting Attorney III – pay adjustment
- Trent McRae, Deputy Prosecuting Attorney II – pay adjustment
- Ted Lagerwall, Deputy Prosecuting Attorney IV – pay adjustment
- Virginia Bond, Deputy Prosecuting Attorney IV - pay adjustment
- Angela Callanan, Deputy Prosecuting Attorney II – pay adjustment
- Ryan Shores, Deputy Prosecuting Attorney II – pay adjustment
- Stephanie Morse, Deputy Prosecuting Attorney III – pay adjustment
- Matthew Dyal, Deputy Prosecuting Attorney III – pay adjustment
- Janice Beller, Deputy Prosecuting Attorney III – pay adjustment
- Enrique Guiterrez, Deputy Prosecuting Attorney III – pay adjustment
- Angela Stevens, Deputy Prosecuting Attorney III – pay adjustment
- Scott Vermeer, Deputy Prosecuting Attorney II – pay adjustment
- Delia Hanes, Deputy Prosecuting Attorney II – pay adjustment
- Patrick Miller, Deputy Prosecuting Attorney II – pay adjustment
- Karson Vitto, Deputy Prosecuting Attorney II – pay adjustment
- Kyra Venecia, Deputy Prosecuting Attorney II – pay adjustment
- William Clark, Deputy Prosecuting Attorney I – pay adjustment
- Melody McCombs, Deputy Prosecuting Attorney I – pay adjustment
- Spencer Guier, Deputy Prosecuting Attorney I – pay adjustment
- Zach Wesley, Deputy Prosecuting Attorney IV – pay adjustment
- Laura Keys, Deputy Prosecuting Attorney III – pay adjustment

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Spicoli LLC dba Lucky 13 to be used 5/15/25 for the Crotz wedding
- Windridge LLC dba The Eddy to be used on 5/10/25 for the Brook and Nicolai wedding
- County Line Wine Co. to be used on 5/17/25 for the Bohlmann wedding
- County Line Wine Co. to be used on 6/1/25 for the Justin wedding
- County Line Wine Co. to be used on 6/14/25 for the Schreck wedding
- County Line Wine Co. to be used on 6/21/25 for the Browning wedding
- County Line Wine Co. to be used on 8/22/25 for the Souza wedding
- County Line Wine Co. to be used on 9/13/25 for the Pena wedding

- County Line Wine Co. to be used on 9/20/25 for the Gruber wedding
- County Line Wine Co. to be used on 9/27/25 for the Kukla wedding
- County Line Wine Co. to be used on 10/10/25 for the Martes wedding
- County Line Wine Co. to be used on 5/24/25 for the Chryssy wedding

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 9:38 a.m. with county attorneys for a legal staff update. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Prosecutor Chris Boyd, Senior Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Chief Deputy Sheriff Doug Hart (left at 10:10 a.m.), Lt. Chad Harrold (left at 10:10 a.m.), Animal Control Deputies Loretta Tweedy and Diana Little (left at 10:10 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross.

Commissioner Holton said he would like to have a workshop type meeting to discuss animal control issues and possible implementation of an ordinance. Chief Hart explained that they have reviewed the City of Greenleaf ordinance as well as county and state ordinances pertaining to this issue, he noted that some parts of the Greenleaf ordinance, specifically the citizen board, presents some challenges and adds a level of complexity that likely wouldn't be good. A document showing a summary of CCSO dog-at-large, dog bite and vicious dog incidents statistics for 2023, 2024, and 2025 YTD was provided to the Board. Lt. Harrold reviewed the summary numbers with the Board. He noted that many of the dog bite calls they receive happen when the dog is protecting private property. Chief Hart said that he feels confident the structure as it stands right now is providing good service to the citizens and ensuring proper steps are taken with the animal. Deputy Tweedy spoke about the process that was previously in place in order to deem a dog vicious. She would prefer to leave that determination to a judge to make an impartial decision vs. a board of citizens.
Chief Hart feels the process in place right now is working well and really doesn't want to move to a citizen board. In response to a question from Commissioner Van Beek, Chief Hart and Lt. Harrold spoke about how incidents in public settings vs. protection of private property are handled. The Sheriff's Office will work with the Prosecutor's Office to update county code and fees regarding animal control.

EXECUTIVE SESSION – TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 10:11 a.m. pursuant to Idaho Code, Section 74-206(1) (f) to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Prosecutor Chris Boyd, Senior Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy

P.A. Zach Wesley, Deputy P.A. Ben Cramer, and COO Greg Rast. The Executive Session concluded at 10:35 a.m. with no decision being called for in open session.

The meeting concluded at 10:35 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:36 a.m. for a DSD general business meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assistant DSD Director Josh Johnson, Director of Constituent Services Aaron Williams, COO Greg Rast, Deputy Clerk Jenen Ross. Mr. Johnson updated the Board on the following:

- The first AOI (Area of Impact) meeting took place yesterday with most cities being represented. A secondary meeting is scheduled for the remainder of the cities to attend. Mr. Johnson spoke to some of the topics discussed during the meeting which include a rough schedule, state's criteria for the boundary and examples of what to expect for approving the criteria.
- Private road workshop will be held on May 8th.
- A document was provided and reviewed which details zoning application counts and revenues.

Commissioner Brooks motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:47 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING – REQUEST BY MASON & ASSOCIATES, REPRESENTING VAN SLYKE FARMS, LLC FOR A COMPREHENSIVE PLAN MAP AMENDMENT FROM AN "AGRICULTURE" DESIGNATION TO A "RESIDENTIAL" DESIGNATION, AND A CONDITIONAL REZONE FROM AN "A" (AGRICULTURAL) ZONE TO "CR-R-1" (CR-SINGLE FAMILY RESIDENTIAL) ZONE, CASE NOS. OR2021-0012 AND RZ2021-0027)

The Board met today at 1:32 p.m. to conduct a public hearing in the matter of a request by Mason & Associates, representing Van Slyke Farms LLC, for the signing of a comprehensive plan map amendment (Case No. OR2021-0012) which was approved by the Board of Commissioners to amend a 4.66-acre portion of parcels R33211 and R33212 from an "Agriculture" designation to a "Residential" designation. The request includes a conditional rezone (Case No. RZ2021-0027) of a 26.2-acre portion of the subject parcels from an "A" (Agricultural) zone to "CR-R-1" (CR-Single Family Residential) zone subject to a development agreement with the County.

Commissioner Holton made the declaration that he is the Mayor of the City of Greenleaf and their P&Z administrator submitted a written comment but as Mayor he was not directly involved with it nor did it represent his personal opinion; he does not have any conflicts of interest or any means of financial gain or loss from this decision as being the Mayor and also serving as a Canyon County Commissioner.

Elizabeth Koeckeritz testified on behalf of the applicants. The comprehensive plan map amendment was approved in 2022, but because of the various continuances and to do a conditional rezone with a development agreement, the findings were never signed, but they are asking for those FCOs to be signed today. The Van Slyke's have owned and operated the farm for over 105 years. They participated in the Garrett Ridge Subdivision development to the west, and they are now hoping to develop the Van Slyke Farms Ridge. The proposal consists of 26.2 acres of a much larger parcel. The comprehensive plan map amendment was approved by Commissioners Keri Smith and Leslie Van Beek to residential. The property is currently zoned agriculture and there is some rural residential to the north. It is difficult to farm and although there has been some farming over the years, right now they have offered it for free to various tenants, but no one wants to farm it. They intend to farm their other property in the area. The request came before the Board in 2022, and they submitted the conditions to the County but with a lot of staff turnover and back and forth, they are finally back for the second hearing. They are requesting a single-family residential zone, and they are only requesting 14 residences on the site with an average minimum lot size of 1-acre and when they come forward with the plat it will meet the zoning code. R-1 zoning is more compatible than the agriculture zone; the purpose of the ag zone, in large part, is for the protection of viable farmland and farming operations but this is a small piece of property that has a mix of class iv to class VIII soils. It is not great property for farming which makes this a perfect location for a low-density infill type development that doesn't have a lot of other uses it can be used for. A sizable chunk of it is within the Greenleaf area of impact and it will not have any effect on any of the surrounding ag uses in the area. This development is compatible with the Garrett Ranch Ridge Subdivision to the west; it's similar property that also had poor soils for farming and it was developed at the 1.4 average lot size and in this case, they are proposing a 1.87 average lot size gross, but once you take out the roads it comes to 1.35-acre average lot size. The Property has steep slopes and is not conducive to pivot irrigation. Howard Van Slyke tried to farm it for years and his former renters have said it's not farmable by not continuing to actively farm it rent free. It has been occasionally planted over the years, mostly to try to reduce erosion on the property. It is in a nitrate priority area, and some lots will have to have enhanced treatment, but DEQ has not said they could not be or nor have they said it's an area that could not have septic systems. Southwest District Health will review the well and septic locations to make sure there is adequate separation, and as a condition the applicant will make sure the future homebuyers are aware of potential nitrate and other issues in this area. They have an irrigation water right that will be converted into their pressurized irrigation system, and they are proposing individual wells for homes, which will be beneficial to the water table instead of the water being used and evaporated. The request is consistent with the comp plan, and it meets all necessary findings for approval, and they agree with all the

conditions of approval. With the way this area is developing it will be predominately residential. They do not need any secondary dwellings.

Principal Planner Debbie Root gave the oral staff report. The case was formerly before the Board as a comprehensive plan amendment and a straight rezone to develop the property as R-1 single-family residential. The request is to rezone approximately 26 acres from agriculture to single-family residential. The applicant has revised their preliminary plat, which is not before the Board today, from 18 lots to 14 lots with the intent to fall below a DSD engineering requirement for a community water system. The County engineer at the time recommended that the property have a community water system due to concerns with water quality in the area, wells testing for high arsenic and uranium as well as elevated nitrates. At the very least there should be a note on the final plat and disclosed to future buyers that there are high nitrates, arsenic and uranium on area wells that are above the limits that are typical for approvals in well testing. The property also lies in an area with slopes that are 15% or greater. The applicants revised the lot layout to provide for somewhat better areas for development on the lots that are in the 15% slope or greater. The applicant chose not to do any soil reports or hillside development plans. That leads to future concerns and issues with erosion control and grading and drainage. A previous Board recommended approval of 5.44 acres for residential. The criterion for the conditional rezone is identified in the staff report. There is some residential development in the area, but it is primarily agricultural in nature. The existing shop that's on the property will have to be removed should this be approved because it does not meet setback requirements. The property has been in agricultural production, and it appears that around 2010 they put the entire property into crop production. A ground water right was amended and applied to 21 acres of the 26-portion of the property, and the remainder was where the barnyard and equipment storage had been near Van Slyke Road; it did not have a water right available and was not in crop production. Planner Root referred to the Williamson rezone that was approved in 2008 for future residential development noting however there has been no residential development on that property since that time. The Williamsons contracted it to an orchard for an extended period. The property around the golf course was approved with a 2.65-acre average lot size - calculated with the open space of the golf course - even though the residential lots are smaller in nature, about a ½ acre in size. Other developments in the area are due to building permit transfers and clustering, for the preservation of farmland, including a small development created by the Van Slyke Family and they did not choose to put it on this nonviable, difficult to farmland. At the time the property was viable and was being used for ag purposes and was in that type of production until 2018. There are four platted developments in this area that were done in 2006, 2007 & 2011. There has not been a development trend towards residential. The property consists of moderately suited soils that are not considered prime farmland; however, the USDA cropland report indicates the property and surrounding properties are used for sugar beets, alfalfa, and is actively farmed south of the Mora Canal. There is a ridge where there is less viable properties for cropland, but not necessarily for ag purposes: there is a feedlot, dairy, vineyards that thrive in sloped areas. Staff believes this is viable ag land and that residential development is creating a residential note that may set precedent for additional development in area that does not have services readily available in the near area and could provide stress to the existing services. A nutrient pathogen study identified that they could have no more than 19 lots; they presented a plat with 18 lots and the County

engineer and the engineer for DEQ said there needed to be careful attention to the location of septic systems to ensure that migration of contaminates did not exceed the limits at the property lines. The applicant has reduced the number of lots which should help the situation, but the area has some water quality concerns. There was a review of agency comments and public comments and the potential impacts. Should the request be approved, it would set a precedent and support low-density in an area not currently planned for low-density residential growth and development. There are no established services to meet the needs of continued residential sprawl where services are already taxed in and around cities where growth is planned and forecasted. The City of Greenleaf sent a letter waiving the subdivision improvement requirements but expressed the following recommendations and concerns: property creation should preserve agricultural uses as long as possible and limit threats to crop dusting practices in the area. Preplanning future residential uses is necessary, which includes infrastructure pathways and annexation path. There currently is no path to annexation. The revised plat from 2023 made no plans pathways or open space to be included in the development. Walking paths should be considered; there are concerns about individual wells in a high nitrate area and a community water system is highly recommended. The P&Z Commission recommended approval of the comprehensive plan, the rezone to R-1, and they recommended approval of the preliminary plat that had been presented at that time. The current plat is much more complete and does not reflect what the P&Z Commission approved. Planner Root recommends denial of the comprehensive plan map amendment and zoning map amendment, although the comprehensive plan map amendment has been formerly approved.

Commissioner Van Beek disclosed that she had a conversation on April 24, 2025, with James Hibbs, formerly of Hibbs Laboratory where she was employed 30 years ago, and it is now known as Analytical Labs. She needed help interpreting what the data meant, and Mr. Hibbs reported that both uranium and arsenic were high and the information she had was that the arsenic in particular was unsafe at a level that it was not potable for either animals or humans, and that a water treatment system would be required with the values that were listed on the report. Commissioner Van Beek had follow-up questions for Deputy PA. Zach Wesley regarding the failure to sign the FCO's for the comprehensive plan map amendment decision.

Deputy PA Zach Wesley said a Board majority voted to approve the comprehensive plan map amendment and then the parties were asked to come back with the changes that were requested or the new ideas that were proposed. That is not unusual, and typically we would sign all the findings at one time and not separate them individually. The unusual thing in this case is that it took this amount of time to get back to the Board of Commissioners from that initial direction to have the case looked at in a different way, to re-evaluate their application for the conditional rezone and so his opinion is that the comprehensive plan map amendment is valid and the only question today is of the conditional rezone. Although there was a failure to sign the FCOs in 2021/2022, we should honor the decision. Dan Lister said the change to the comprehensive plan is only to the 2020 future land use map; it does not change the 2030 map. Ms. Root said the comp plan amendment was specific to 5.44 acres of the 26 acres. The balance of the 26 acres under consideration are designated for residential on the 2020 comprehensive plan future land use map.

The following people testified in favor:

Will Mason testified that when they originally submitted the application, they submitted a preliminary plat which went to hearing at the P&Z Commission but was pulled before the Commissioners had a chance to hear it as a separate item. While they were going through the pre plat analysis with the County engineer there were things pointed out before they ever submitted the plat and they knew they were in a high nitrate priority area, so they had an NP study done and DEQ had some questions and they asked for additional well analysis and it came back saying 18-19 lots would fit in this area without contamination going off the site. Since then, they have reduced the number of lots because of the water quality and the request of the County engineer at the time. They have to look at the cost to provide the clean water to the homeowners; the reverse osmosis systems can take out 95% of the arsenic and 95% of the nitrates. With the idea that the future homeowners are told they have to test their wells and see what they need to treat for is the most cost-effective way for them to have water for their house without having a system that costs a lot to maintain. With the reduction in the number of lots, they believe the NP study will show it will have even less impact on adjacent property owners than they would have had when they met DEQ's requirements back in 2021. They have met all the requirements of the Golden Gate Highway District. Following his testimony, Mr. Mason responded to questions from the Board.

Brandon Van Slyke is the vice president and partial owner of Van Slyke Farms. He grew up on the farm and testified about the 26.2-acre portion of the property and said a significant factor is around the viability for crop production. He doesn't have full history back to 1917 when the farm was originally homesteaded but he can confirm that before 2012 there was no water right associated with the property, and the best use of the land in his youth was to turn out cattle in the winter months to get them out of the mud on a sandy dry hillside. Until 2012, the groundwater right was associated with the farm ground below the canal; it was supplemental irrigation to the surface water right from the Mora Canal. His father, Howard Van Slyke, last actively farmed in 2010 and they have been renting the farmable property to other farm operators since. The goal of moving the water right to above the canal was to turn that land into viable crop production and to rent it. It was planted in grain and farmed from 2012 on; however, ultimately, they were not successful. The property was last rented and farmed in 2018 for $50 an acre. That same year, they received $400 per acre for the farm ground below the canal. Contributing factors are lack of automated irrigation; poor soil; steepness; and irregular shape. In 2019, they offered to rent it at no charge, but the farmer declined and since that time they have had no interest from any farm operator to rent or farm that land. There is one lot below the canal that has surface water from the Mora Canal, but the 13 lots above the canal would be part of the groundwater right. The right is for 120,000 gallons per day; they estimate the development would be less water required than if someone were to farm it. He is concerned the Board's decision could be influenced because of a perceived precedence of future developments and he hopes the case is weighed on its own merits.

Angie Cuellar with Mason & Associates gave a summary of the reports for the 26 wells in the area which included the average well depth of 268.3 feet, and the average static water level was 137 feet, and the average gallon per minute of water is 59.9 gpm, and the average house needs 7. Of the 26 wells, two were in bad shape and at risk of failure. Most people do not install the screen casing to protect the aquifer inlets, they use solid casing down and no screen casing to protect the water coming because it's expensive. A shift of the earth can cause that unprotected area to collapse resulting in no aquifer water getting into the well casing. If the wells are done properly with lid casing and screen casing to protect the areas where the aquifer inlets come in there should be no issues about getting water into the wells with the average gallons per minute. Ms. Cuellar responded to questions from the Board following her testimony.

<u>The following people testified in opposition to the request:</u>

Sharon Burdine voiced concerns about the lack of findings of facts on the comprehensive plan map amendment; area safety; and the negative impacts on emergency services as well as the proposal being incompatible with the surrounding area.
Richard Burdine testified that the proposal is not more appropriate than the current zoning designation nor is it compatible with the surrounding area. It is surrounded by production ag ground with pivots, and he said the property is prime ground for a vineyard. He stated he valley loses two farms a month due to expansion and development which should be a cause for alarm and to hold on to the ground we have. Mr. Burdine responded to questions from the Board.

Greg Parker agrees with those who have testified in opposition to the proposal, and he testified about his concerns with the impact of rapid development that has put a strain on public services such as the ambulance service. He said some communities have imposed a 6-month moratorium on new development that has allowed schools and essential services to catch their breath and evaluate and assess how to move forward and he believes the County should do the same.

John Tavares agrees with the testimony that has been given in opposition to the proposal.

Nathan Piercey testified that the area is in unincorporated Canyon County, and the land is productive with minimal government interference and maximum output. Development will impact wildlife in the area and approval will set a precedent that will be used again and again to destroy the culture and character of the area. He asked when is incompetence or laziness a valid reason for regulatory relief? What makes an area worth conserving?

Heather Easterday has experience as a volunteer paramedic and testified there is not enough coverage for this area. Growth has impacted the Homedale schools, EMS, fire, and roads. The proposal is not a good idea.

Shawna Kondo agrees with the testimony that has been given in opposition to the rezone. Her concerns include increased residential traffic and road safety issues, preservation of ag land and the rural character of the area. She said the conversion of the land to a residential subdivision will fundamentally alter the landscape and will diminish the rural quality of life that residents

deeply value and it will threaten the longtime viability of local agriculture, both economically and culturally. She submitted the water quality test results and said it's been mentioned that arsenic, nitrate and uranium levels are high, but it's not been mentioned that the arsenic level in their well is 10 times higher than the maximum contamination level set federally. She has a PhD in physics and pharmaceutics and further testified about analytical lab results and her concerns about the harmful effects on water quality and the importance of having water tested for contamination.
Paul Garcia agrees with the people who oppose this project. He embraces the culture in the area, and it comforts him to see there is so much production coming off the land and having all of these houses is not what he came here for.

George Crookham commended the Van Slyke Family for being here over 100 years. He said the most important thing in farming is water and the second most important thing is management of how you water your crops and the type of crops you prefer. He said they look for a farmer before they look for soil types.

Rebuttal testimony was offered by Elizabeth Koeckeritz. The highway district has no problems with the proposal which will be limited to no more than 14 residences. Van Slyke Road is a collector road and can handle that amount of traffic. There are slopes that are greater than 15% and there are other issues with the land that will be brought forward at the time of the preliminary plat hearing. The developer has no intention of developing on slopes they are not allowed to legally develop on. There are quite a few lots surrounding the property that have been turned into residential lots including those owned by almost everyone who testified today who lives on 2-5-acre lots on Everose Lane. Those lots exist because the Van Slykes did a nice job subdividing the property and preserving other property and making sure this was an area where people wanted to live and that is what they intend to do with this property as well. This is a small subdivision on a small parcel that is not farmable in a way that they are able to make any sort of reasonable money on and to their knowledge no one has ever approached them about wanting to turn it into a vineyard. This property has been vacant and this a great option to have another small development that fits in well with the neighborhood that offers a rural lifestyle. The water can be treated through a reverse osmosis system which is not as expensive as a community water system. There will be a plat note about the high level of water contaminates and they will have real disclosures at the time of closing.

Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to close public testimony. The Board's deliberation included a review of the criteria.

Commissioner Van Beek said with the decision in 2021 she finds value in the statement that surrounding rezones and comprehensive plan amendments do influence, even though there is a statement in our ordinance they should not, but she appreciates the refresher from Planner Root that the 2030 comp plan was not passed until the fall of 2022 so when this was presented to the Board it was a 5-acre piece inside of that and it was done because the rest was listed as

residential. She has relatives who live in Timberstone Subdivision and so that is in close proximity, and she is familiar with the area that has hillsides and slopes.

Is the request generally consistent with the comprehensive plan?

Commissioner Van Beek said an R-1 designation is an improper zone. Commissioner Brooks said it's the same piece as Garrett Ranch and is within .05 of the same average and that is why he asked if the Board could limit it to a lower number of lot sizes to increase the average lot size. He can figure out two different ways to substantiate question no. 1.

Is the proposed conditional rezone more appropriate than the current zoning designation?
Commissioner Van Beek said she cannot support that with a yes. Commissioner Brooks said it depends on whether we are conditioning it to have fewer lots; he wholeheartedly disagrees with the precedent being set. This ground is unique in its soil composition and in its ability to produce; it's not what the ground is on the south side of the canal. We can make it R-R with a condition. He has concerns with the slopes. Usually, applications with steep slopes have larger lots to compensate for the steep slopes. Commissioner Holton said the burden is on the applicant to demonstrate that the one-acre lots with a steep setting is functional and he didn't hear substantiation that it's not a problem. By the time you put in a drain field and wells things would be tight and we usually see designated building envelopes.

Is the proposed conditional rezone compatible with the surrounding land uses?

Commissioner Van Beek said she cannot find an affirmative finding for this question given the emergency services discussion, the fact there is prime agriculture surrounding it, and every time there are additional homes in a large-scale diversified ag area it makes it more difficult for farmers. Commissioner Brooks said the Board of Commissioners also sits as the ambulance board, but not once does he recall a discussion evolving into growth in unincorporated Canyon County being the source of our problems; it has revolved around money and legislative actions that restrict the ambulance district's ability to levy enough money to staff what we have. He has a hard time believing 14 homes will break EMS; it's already broken financially. The City of Nampa is looking at adding thousands of homes via the annexation process. Commissioner Van Beek said it's a legitimate consideration for the Board when adding more homes in a rural area is a compounding problem. Commissioner Holton said the school district, fire district, Sheriff's Office, and the ambulance district chose not to respond so the Board is tasked with making a conclusion in n information vacuum.

Will the proposed conditional rezone negatively affect the character of the area; what measures will be implemented to mitigate impacts?

Commissioner Van Beek said this will negatively affect the area and to change that small section will introduce a variable and a factor that sways the character of the area. From the City of Greenleaf's comments, it was stated that it appears to meet only the County's most basic subdivision standards; there are no meaningful open spaces or amenities provided, only large

residential lots surrounded by agriculture, orphaned for future haphazard redevelopment. There is an opportunity to change some of the lack of clear direction by previous Boards on what development in rural Canyon County should look like. Commissioner Holton spoke of the Williamson property and the adjacent 311 acres.

Will adequate facilities and services, including water, sewer, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone?

Commissioner Van Beek said the former engineering review said there should be a water treatment system, and we should be valuing the quality of life and the quality of what we are providing out there and the monetary amount should be secondary. Commissioner Holton inquired whether the County is protected from liability by including a notice on the plat regarding health risks associated with the area's water. Deputy PA Wesley stated that he prefers not to discuss liability to the County on the record. He noted that there are agencies with authority over such matters, although he is uncertain about the specific regulations concerning individual wells for drinking water. Commissioner Holton said if the Board contemplates a community system it must automatically meet the regulatory requirements, but private wells do not. He is not comfortable receiving the data from a certified lab that his city uses on a weekly basis; he does not question the data that's been presented because of where it comes from. Commissioner Van Beek said what she heard from the analytical labs technician is that the amount of arsenic is 10 times more than the tolerance level; that is not safe for animals. The information on the record speaks sufficiently to her. Commissioner Holton wants to make sure he does not make a decision that puts the County in a bad situation.

The Board recessed into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 4:04 p.m. pursuant to Idaho Code, Section 74-206(1)(d) and (f), to discuss records exempt from public disclosure and to communicate with the legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. A roll call vote was taken on the motion with Commissioners Holton, Van Beek, and Brooks voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, and Deputy PA Zach Wesley. The Executive Session concluded at 4:16 p.m. with no decision being called for in open session.

While in open session, Deputy PA Wesley said the Board adjourned into Executive Session not to talk about the merits of the case, but to talk about the County's role in water quality. Generally, the County does not provide a water system like a city; we don't provide, and we generally don't deal with water. It's not a part of our zoning code or our building code as far as water quality. With platting we do consider the availability of water, but we never make a particular finding about water quality or water health. The County has no existing regulatory authority over water

quality for these wells. There is one method to get the state involved, which is if there is a community water system that is large enough to be regulated by the state, then the state will do all the permitting, and they have their practices and policies on that. The applicant has the burden to prove their case and one way to address this may be to have some additional testimony either from an applicant as far as what they are going to do to address these issues, maybe more expert testimony on what the water quality is out there to get us over this question that's been raised that is outside of our norm. Commissioner Van Beek said it is the water quality, or the lack of testimony brought forward by the applicant, but there are other criteria of the 8 criteria that the Board is evaluating that would not allow her to go forward and her motion would be to deny the application rather than request additional information. Commissioner Brooks said he is in favor of allowing the applicant the opportunity to bring back information. Commissioner Holton made a motion to give the applicant 45 days to submit documentation and provide expert witness testimony on water quality and how they might address and manage the arsenic, nitrates, and uranium, and come back to the Board with a plan. The motion was seconded by Commissioner Brooks. Commissioner Van Beek was opposed to the motion. The motion carried by a two-to-one split vote. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to continue the hearing to Monday, June 23, 2025 at 1:30 p.m. There were follow-up comments. Commissioner Holton made a motion to continue the application to June 23, 2025 at 1:30 p.m. with testimony being limited to water quality health issues in this area, not across the valley. Written comment will be accepted during the 45 days related to water quality health issues in this immediate area. The motion was seconded by Commissioner Brooks. Commissioner Van Beek was opposed to the motion. The motion carried by a two-to-one split vote. The Board voted unanimously to adjourn at 4:28 p.m. An audio recording is on file in the Commissioners' Office.

CONSIDER NOTICE OF LIEN FOR PROPERTY LOCATED AT 20233 LINDA LANE, CALDWELL IDAHO

The Board met today at 4:46 p.m. to consider a notice of lien for property located at 20233 Linda Lane, Caldwell Idaho. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of DSD Jay Gibbons, Assistant DSD Director Josh Johnson, Code Enforcement Supervisor Eric Arthur, and Deputy Clerk Jenen Ross.

Mr. Arthur explained that during abatement of the property the contractor and code enforcement realized the structure itself is beyond repair and has been deemed uninhabitable. Considering danger to the public due to excessive tires and human waste inside the structure and throughout the property, it was determined it would be best to demolish the structure as well. As of today, the total for removal of approx. 7000 tires, clean-up and demolition is $48,650; that does not include the demolition permit.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the notice of lien for property located at 20233 Linda Lane, Caldwell Idaho.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

MAY 2025 TERM
CALDWELL, IDAHO MAY 2, 2025

No meetings were held this day.

MAY 2025 TERM
CALDWELL, IDAHO MAY 5, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Ethan Calderwood, Deputy Sheriff – add Honor Guard pay
- David Mitchell, Deputy Sheriff – add Honor Guard pay
- Tanner Bieker, Deputy Sheriff – add Honor Guard pay
- Coby Nickel, Maintenance Technician – new hire
- Ayden Jensen, Deputy Sheriff – seasonal marine deputy
- Scott Barder, Deputy Sheriff – new hire
- Francisco Garcia, Maintenance Technician – transferring from part-time to fulltime
- Ryki J. Bowen, Customer Service Specialist – transfer from Motor Vehicle department to Reappraisal department
- Sarah E. Kaley, Criminal DPA I, status change from temporary to full time upon graduation from law school

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

25-089 RENEWAL ALCOHOL LICENSES: Diamante Restaurant LLC dba Diamante Restaurant; Labyrinth Escape Games LLC dba Labyrinth Escape Games; Jak*s Place Inc dba Jak*s Place Neighborhood Grill; LB Fall River LLC dba Longboards

25-090 RENEWAL ALCOHOL LICENSES: City of Nampa dba Centennial Golf Course; SBS Enterprises, LLC dba Valhalla Pub; Family Dollar LLC dba Family Dollar #27267; Messenger LLC dba Messenger; Family Dollar LLC dba Family Dollar #30025; Family Dollar LLC dba Family Dollar #27513; Family Dollar LLC dba Family Dollar Store #30004; Family Dollar LLC dba Family Dollar Store #26963; La Esperanza

Market LLC dba La Esperanza Market; Aguililla Restaurant Inc dba Aguililla Restaurant

25-091 RENEWAL ALCOHOL LICENSES: D&S Panasiuk LLC dba Grocery Outlet of Nampa; Walgreen Co. dba Walgreens #05648; Walgreen Co. dba Walgreens #07276; Walgreen Co. dba Walgreens #10672; Walgreen Co. dba Walgreens #11541; Walgreen Co. dba Walgreens #12483; Williamson Orchards Inc. dba Williamson Vineyards

INFORMATION TECHNOLOGY 2024 YEAR IN REVIEW

The Board met today at 4:00 p.m. for the Information Technology 2024 year in review report. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, COO/CIO Greg Rast, Deputy CIO Steve Webb, Business Manager Caiti Pendell, Project Manager Shawn Adamson, IT Operations Manager Jairo Rodriguez, Project Manager Aaron Lasley, Programmer Analyst II Ryan Cronrath, and Deputy Clerk Jenen Ross.

Statistics for the following projects were reviewed:

- Processed mail
- County wide printer click counts
- Print shop printer click counts
- Digitizing paper records
- Service desk tickets
- Calls to operator
- Email count
- Website comparison
    - Views on the site
    - Top pages visited
    - Locations of users
    - Types of devices
- Project report
    - Completed/closed
    - In progress
- Project hours
    - Weekly hours
    - Year-over-year
    - Total project hours

A copy of the report reviewed is on file with this day's minutes.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 4:26 p.m. and an audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 6, 2025

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Taqueria Mexico Chiquito, LLC, to be used on 5/25/25 for catering at a rodeo
- Brixx Craft House to be used on 6/14/25 for the Campbell wedding

FILE IN MINUTES

The Board filed the sheriff's Uncollectible Delinquent Personal Property Taxes for the First Half of 2024 in today's minutes.

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

The Board met today at 9:30 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Fleet Director Mark Tolman (left at 9:37 a.m.), Facilities Director Rick Britton (left at 9:53 a.m.), HR Director Marty Danner (left at 9:48 a.m.), Director of Constituent Services Aaron Williams, Assessor Brian Stender (arrived at 9:38 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a Resolution Consenting to the Sale of Surplus County Property: Mr. Bazzoli explained this is for two (2) retired CCSO vehicles. They will be sold to the City of Wilder for fair trade-in value of $17,700 for both vehicles. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution consenting to the sale of surplus county property (resolution no. 25-092).

Consider Project Scope/Agreement with Treasure Valley IT: Mr. Rast explained this agreement provides direct access to Microsoft and allows for assistance with the Microsoft 365 implementation. A history of this project was given by Mr. Rast noting that the contract has a NTE amount of $53,625. Upon the motion of Commissioner Van Beek and second by

Commissioner Brooks the Board voted unanimously to sign the project scope/agreement with Treasure Valley IT (agreement no. 25-043).

Consider Dayforce Subscription for Human Resources and/or Payroll System: Director Danner said this contract has been negotiated between the county and Dayforce. This program will replace ADP and JobScore and be a more complete HR/payroll system. A review of the costs was provided by Ms. Danner and Mr. Wesley. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Dayforce subscription for Human Resources and/or Payroll System (agreement no. 25-042).

Consider estimate of $10,500 by J.C. Wallace Construction LLC: Mr. Rast said a house that was recently purchased by the county needs to be demolished in order to create a parking lot. He suggests using the same reserve fund that was used to purchase the house for the demolition as this was not a budgeted expense in the Facilities budget. Director Britton spoke about how he's had several project come in over budget this fiscal year. Commissioner Brooks made a motion to consider and approve the estimate of $10,500 by J.C. Wallace Construction LLC to be paid out of the reserve budget. The motion was seconded by Commissioner Van Beek and carried unanimously. Mr. Britton will create a purchase order for Board approval.

Mr. Rast said a new intake form has been created for PA civil requests which Mr. Bazzoli said will be pushed out to all Elected Officials and Department Administrators soon. At the request of Commissioner Van Beek, Mr. Rast and Mr. Bazzoli spoke about how the tracking system works for submissions, priority, and reporting.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

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

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 10:31 a.m. to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, HR Director Marty Danner, Director of Constituent Services Aaron Williams, Assistant Solid Waste Director Daniel Pecunia (left at 10:36 a.m.), EOM Christine Wendelsdorf (left at 10:39 a.m.), Auditing Supervisor Sarah Winslow (left at 10:39 a.m.), COO Greg Rast, Chief Deputy Treasurer Steve Onofrei (arrived at 10:38 a.m.), Banking and Finance Manager Melissa Tucker (arrived at 10:48 a.m.), Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider resolution to approve the change of the job title of one (1) position and the wage grade of two (2) positions within the Solid Waste department: Director Danner explained this grade change should have been requested last year as part of the budget process but was missed. At the current pay grade, they have not been able to find a qualified applicant with the main

competitors being private sector employers. There is no fiscal impact to FY25, but the change will need to be accounted for in the FY26 budget. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution to approve the change of the job title of one (1) position and the wage grade of two (2) positions within the Solid Waste department (resolution no. 25-093).

Consider resolution to approve the fund re-designation of two (2) positions in the Sheriff's Office: Director Danner explained that this resolution was created at the request of the Sheriff's Office. Ms. Winslow said these positions have been budgeted for in the Emergency Communications budget but based on the work done it would be better to account for them in Field Services and then adjust accordingly at the end of the year. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution to approve the fund re-designation of two (2) positions in the Sheriff's Office (resolution no. 25-094).

Consider resolution adopting new job description for an Economic Development Coordinator in the Constituent Services Department: This is a part- time position requested by Director Williams who will assist with the 63-602NN applications. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution adopting new job description for an Economic Development Coordinator in the Constituent Services Department (resolution no. 25-095).

Consider resolution adopting one (1) new position and job description in the Facilities department: Director Danner explained the position was approved as part of the FY25 budget and this resolution is specifically approving the job description. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution adopting one (1) position and job description in the Facilities Department (resolution no. 25-096).

The meeting concluded at 10:52 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER TREASURER'S TAX CHARGE ADJUSTMENTS BY PIN FOR APRIL 2025

The Board met today at 11:01 a.m. to consider the Treasurer's tax charge adjustments by PIN for April 2025. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Treasurer Steve Onofrei, Banking and Finance Manager Melissa Tucker, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross.

Mr. Onofrei addressed Commissioner Brooks' question regarding the warrants of distraint providing an explanation as to why there are three names on both the uncollectible delinquent personal property taxes and the tax charge adjustments.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the Treasurer's tax charge adjustments by PIN for April 2025.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:07 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING – REQUEST BY GARY GOODWIN FOR CONDITIONAL REZONE OF PARCEL R31008 FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-M-1" (CONDITIONAL REZONE - LIGHT INDUSTRIAL) ZONE, CASE NO. RZ2022-0016

The Board met today at 2:02 p.m. to conduct a public hearing in the matter of a request by Gary Goodwin for a conditional rezone of Parcel R31008 from an "A" (Agricultural) Zone to a "CR-M-1" (Conditional Rezone - Light Industrial) Zone, Case No. RZ2022-0016. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Planning Supervisor Dan Lister, DSD Assistant Director Josh Johnson, Gary Goodwin, Debra Goodwin, and Deputy Clerk Monica Reeves.

Gary Goodwin testified in favor of his request and stated that years ago they put a fence around their property and parked RVs within the fenced area, and the County later notified them that they were in violation and would need to apply for a rezone to park RVs on their property. Per staff's direction they later changed their application to a conditional rezone. There are 46 lots in the rezoned parcel, and their home is also located there, and it will be considered a caretaker's residence. They do not want to be annexed into the City of Nampa. They were told that since the property is in a flood zone they will have to accommodate that. Mr. Goodwin testified that he notified the RV owners that in the event of a flood they will have to move until the area is stabilized. He said if the property floods it would come from Mason Creek which has not flooded in over 150 years. He also stated no one is allowed to live in an RV or a vehicle on his property.

DSD Planning Supervisor Dan Lister gave the oral staff report. The applicant is requesting a conditional rezone of Parcel R31008 from an "A" (Agricultural) zone to an "M-1" (Light Industrial). A development agreement is included to restrict future use to an RV storage facility, outdoor equipment rental, and caretaker residence for the existing dwelling. The property is located at 16982 Madison Avenue in Nampa.

General Background

Parcel R31008, 1.31 acres, created June 20, 1979. Dwelling and detached garage circa 1960.

2017: RV storage facility and U-Haul rental business established

- Hours: 9am to 5pm, Monday –Saturday.
- Signage: 3'x3', 8' in height

- Number of storage spaces: 46

RV storage and outdoor equipment rentals are prohibited in the "A" Zone. A code violation was opened on November 21, 2022. A zoning map amendment was submitted on December 15, 2022. After considering all information and testimony, the P&Z Commission tabled the hearing to allow the applicant time to revise their application to a conditional rezone. The applicant agreed and submitted a revised application requesting a conditional rezoning of the subject parcel to an "M-1" zone on January 6, 2025. In consideration of the application, the P&Z Commission concluded on March 6, 2025, that the proposed conditional rezone is compliant with Canyon County Ordinance Section 07-06-07(6)A, subject to four conditions of the development agreement.

Analysis Summary

Without conditions, all uses listed in the "M-1" zone must be considered. Uses such as a bulk storage of flammable liquids, impound yard, light and heavy manufacturing, sale of heavy machinery, sale of salvage goods, trucking terminal, and warehousing may potential impact existing and future residential uses north of Cherry Lane. Most of the uses require city services which are available. The City of Nampa recommends denial due to annexation being available. As conditioned, the request does not impact planned County and City industrial/residential growth.

Conditions

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use. Within 90 days from the date the development agreement is signed a floodplain development permit shall be submitted to DSD per CCCO Section 07-10A-09. Floodplain development compliance, meeting the minimum requirements of CCCO Section 07-10A-11 must be obtained within 180 days of floodplain development permit submittal.

2.Development of the subject parcel shall be restricted to the following land uses:
RV Storage: The use shall not exceed 46 storage spaces. Hours of operation shall be from 9 am to 5 pm, Monday through Saturday. Outdoor Equipment Rental: The existing U-Haul rental area and signage area shall not be expanded or extended. Caretaker Residence: The existing dwelling is the caretaker residence.

3.All other land uses are prohibited. A land use change will require the development agreement to be terminated and require city annexation or a new rezoning application to be approved.

4.The developer shall comply with CCZO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the Board."

Following his report, Mr. Lister responded to questions from the Board.

Gary Goodwin testified that he does not believe there is a floodplain problem with his property and said unless he is able to review the development agreement and the conditions, he is not going to spend thousands of dollars on the property.

Debra Goodwin testified that they submitted a permit, but they were told to hold off until it was approved before they spend any money on the property. She wants to know what the objection was to their floodplain development permit.

Mr. Lister said at the time the floodplain application was submitted a fee was not paid and it was decided to wait and see if the rezone would be approved. The floodplain administrator will want to know what type of anchoring will be placed on the RVs and what the evacuation plan looks like, and they will work with the applicants to make sure it meets the minimum requirements. The development agreement is for the rezone and it says the applicant will maintain the uses and follow the floodplain development code, which is a permit and the details of that will be between the permit and the floodplain administrator.

Mr. Goodwin said he is not accepting any anchoring because it's not his property to anchor, and he said anytime he goes against something an administrator comes up with, it costs him a great deal of money, and he doesn't want that to happen in this case. Discussion ensued and at 2:34 p.m., the Goodwins stepped out of the hearing for a few minutes. The Board took a recess from 2:36 p.m. to 2:38 p.m. Discussion then resumed regarding the conditions. Mr. Goodwin said they cannot agree to the entire development agreement without knowing what it will do to them. Commissioner Brooks said unless the language about the development agreement is included the Goodwins cannot get what they want; it's a contingency, and they are getting the approval so they can move to the next step and if they do not want to spend the money to come into compliance the property will revert back to what it is today and the Goodwins would then have to remove the RVs to be in compliance with the County ordinance. Commissioner Holton said signing today does not demand that the Goodwins go broke trying to please the flood agency; but they will lose the conditional land use that allows them to rent the trailers, and they would be in violation. He believes it's an asset to the community and he would like to work together to keep the small business going. Further discussion ensued about the floodway/floodplain and potential conditions.

Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to close public testimony. The Board reviewed the zoning ordinance evaluation criteria as part of deliberation. Commissioner Holton agrees with the FCOs as presented with the exception of the conditions; he is comfortable with modifying condition no. 1 to two (2) years just like condition no. 4 states. He cannot see how an RV on wheels is going to measurably impact a floodplain. He would prefer the applicant be given the standard two years and the Board could impose a condition that if the application brings into question compliance with the floodplain, then this could be reopened and a cease and desist could be issued. It is a problem for him if it triggers a legal problem for the County on floodplain insurance. Commissioner Van Beek said the property has been operating for eight years in a noncompliant

status and that it feels like a long time. Commissioner Brooks is in favor of allowing them 90 days to file an application and after that they will have the full two years to comply. Mr. Lister said if the application is denied the property will be in violation again. He recommended 180 days because it gives them time to comply within a 6-month period. If it's denied there should be a process to bring this before the Board for revocation. Commissioner Brooks wants to modify the language pertaining to annexation (Exhibit 3, Page 9). Staff will make sure those sections match the condition. Commissioner Van Beek made a motion to approve Case No. RZ2022-0016, a conditional rezone for Gary and Debra Goodwin of Parcel R31008 from an "A" (Agricultural) Zone to a "CR-M-1" (Conditional Rezone – Light Industrial) Zone, with a specified purpose of an RV storage facility with conditions, and to approve the development agreement which shall reflect the discussion regarding item no. 1 and the bifurcation of potential conditions with that either a denial or lack of activity, and an ensuing decision on the part of the Board with either one of those conditions that take place, and to amend the language regarding annexation or a new rezone as discussed and presented by staff. The motion was seconded by Commissioner Brooks and carried unanimously. Staff will bring back the FCOs, development agreement, and the ordinance at a later date. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 3:21 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 7, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Alyvia Moffis, Communications Coordinator - new hire
- Nicole Beverlin, Court Clerk III – removal of on call specialty pay
- Kathi Cannon, Court Clerk III – removal of on call specialty pay
- Marah Meyer, Court Clerk Lead – removal of on call specialty pay
- Sofia Aguilera, Legal Assistant I - Criminal Division (part-time to full-time)

RENEWAL ALCOHOL LICENSES: Nampa Aerie #2103, Fraternal Order of Eagles dba 2103 Aerie; Las Tias LLC dba Tin Roof Tacos; American Legion Joseph H Murray Post 18 dba Post No. 18 The American Legion; Terry W Dice dba Tiny's Lounge; Dan's Ferry Service LLC dba Dan's Ferry Service; Blazin Wings Inc dba Buffalo Wild Wings #592; Kenal LLC dba Kenal Leasing; Yogi Farms LLC dba H&M meats and Catering (Resolution no. 25-097)

FY2026 BUDGET WORKSHOP FOR CANYON SOIL CONSERVATION DISTRICT

The Board met today at 9:33 a.m. for a FY2026 budget workshop for the Canyon Soil Conservation District. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Auditing Supervisor Sarah Winslow, COO Greg Rast, Director of Constituent Services Aaron Williams, Tyson Meeks, Brad McIntyre, and Chris Gross (arrived at 9:36 a.m.) representing Canyon Soil Conservation District, and Deputy Clerk Jenen Ross.

Mr. McIntyre, Ms. Gross and Mr. Meeks spoke about their partnerships, the work they do and goals for the future. The funding request for fiscal year 2026 is $30,000. A copy of the PowerPoint reviewed is on file with this day's minutes.

The meeting concluded at 9:52 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR WESTERN ALLIANCE FOR ECONOMIC DEVELOPMENT

The Board met today at 10:01 a.m. for a FY2026 budget workshop for the Western Alliance for Economic Development. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Auditing Supervisor Sarah Winslow, COO Greg Rast, Director of Constituent Services Aaron Williams, David Lincoln and Lee Belt representing Western Alliance for Economic Development, and Deputy Clerk Jenen Ross.

Mr. Lincoln and Mr. Belt spoke about the work done by Western Alliance and priorities moving forward. The funding request for fiscal year 2026 is $20,000.

Mr. Lincoln will be forwarding a template letter of intent for a grant application to Administrative Supervisor, Monica Reeves. The letter will provide Board support of a grant application to expand broadband to rural areas.

The meeting concluded at 10:28 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR WEST VALLEY HUMANE SOCIETY

The Board met today at 10:35 a.m. with West Valley Humane Society for a FY2026 budget workshop. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Auditing Supervisor Sarah Winslow, Facilities Director Rick Britton, COO Greg Rast, Director of Constituent Services Aaron Williams, Nick Lippincott and Tyler Byers representing West Valley Humane Society, Chief Deputy Treasurer Steve Onofrei (arrived at 11:08 a.m.), and Deputy Clerk Jenen Ross.

A PowerPoint presentation was reviewed which addressed the following topics:

- FY2026 requested budget

    - Operational: $240,000 (increase of $40,000)
    - Maintenance: $100,000 (requesting the remainder be disbursed to WVHS at the end of the fiscal year)
- Budget justification numbers
    - Comparison of Nampa, Caldwell and Canyon County
- Comparative budget/per capita (2024)
    - Comparison of other regional municipalities – population, budget, dollar amount per capita, and notes on service provided
- Contract overview
    - Service provided and what is paid by contract and what is paid by WVHS
- Progress made in 2025
- Challenges ahead
- Largest barriers to progress
- Future opportunities
- Local response demonstrates public support

Mr. Rast reviewed in-kind donations provided by the county as follows:

- IT
    - Internet service
    - Network equipment
    - Wireless equipment
    - Phone infrastructure and service
    - Reduced rate on technical support
- County contribution:
    - Building rental of $12 annually
- Facilities/maintenance:
    - Funds allocated for a new roof, kennel and central air
    - Maintenance of the washers and dryers
    - No cost for groundskeeping and preventative maintenance

Commissioner Holton noted the budget request will be taken under consideration.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 11:54 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR SOUTHWEST DISTRICT HEALTH

The Board met today at 1:31 p.m. for the FY2026 budget workshop for Southwest District Health. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek,
Auditing Supervisor Sarah Winslow, SWDH Executive Director Nikki Zogg, SWDH Financial Officer Aaron Howard, Constituent Services Director Aaron Williams, COO Greg Rast, and Deputy Clerk Monica Reeves. Clerk Rick Hogaboam arrived at 1:51 p.m. Dr. Zogg submitted the FY2026 Budget Book as well as the Fiscal Year July 2023 to June 2024 Impact Report. Financial information was reviewed by Dr. Zogg and Mr. Howard.

- County contributions are forecasted to rise by 2.25%
- Seven (7) new positions are requested for FY26
    - $110.7k
- 3% COLA
- FY26 budget request is $2,452,835*, which is a $56,150 increase over last year. *(*July through June*)

Other topics of discussion were:

- *Services provided by SWDH staff*

- *Budgeted Interest:* Commissioner Brooks said it doesn't seem transparent that SWDH is putting all of the interest toward the county contribution and saying we're only requesting a 2.25% increase when that doesn't account for the 13.1% increase that they've hidden. Director Zogg said the interest is projected and is part of the revenue that helps cover the costs of services. Historically, they have never asked for more than a 3% increase and if they've needed to they have shrank staffing or services.

- *High nitrate priority areas:* Commissioner Holton said the Board is receives reports as part of land use hearings about cross contamination of percolation of a drain field crossing a property line and he wants to know who enforces that, who is liable? Can the County and SWDH work together to make sure we're being fair to the public and the County going forward? Director Zogg said that would be a great conversation to have with the County and SWDH environmental staff because there are new laws regarding domestic wells that we need to be mindful about with new development, and their team is trying to encourage well water testing for residents and have better mapping so we can make better land use decisions.

- *Pre-Prosecution diversion program:* Commissioner Holton noted this is an important program.

- *Cost of restaurant inspections:* In response to a question from Commissioner Van Beek, the Director Zogg said there are things SWDH does that are regulatorily required such as the food protection program, which is subsidized by the taxpayers where half the cost is covered by taxpayers and there is a philosophy on the health board and staff that it should be the cost of doing business, but unfortunately those fees are set in statute and they have worked a few times, successfully, over the last 30 years to try to change the fees closer to cover the costs, but that's where we are today. She said last fall the health board adopted several policy positions and resolutions and one of those was related to the food protection program. They will try to work with the legislators on it this summer ahead of the upcoming session to try for change. A resolution was passed that bans the marketing of illicit drugs like marijuana.

- *Use of fund balance:* Commissioner Brooks wants the increase to come out of fund balance. There is an ask of $45,000 and we have enough to cover it in health district fund balance and it would be nice if the board would go along with that. They had $1.7M in fund balance and the proposed overall budget is around $17M. He wants this year's request to be soaked up by fund balance rather than any additional increase or decrease to the counties in the district. Director Zogg said they are working through it as part of work group that Commissioner Brooks sits on. Commissioner Holton said the County is trying to dig out of a $14M deficit and he recommends Director Zogg challenge her board to get a clear policy so a future board can understand why you have fund balance and why it needs to stay. Director Zogg is thankful to have the conversations so they can set up the organization for future success.

The meeting concluded at 2:28 p.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR THE STATE ANIMAL DAMAGE CONTROL DISTRICT

The Board met today at 2:36 p.m. for the FY2025 budget workshop for the State Animal Control District. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Clerk Rick Hogaboam, Auditing Supervisor Sarah Winslow, Constituent Services Director Aaron Williams, Doug Hansen, USDA Wildlife Services, George Quenzer, District 2 Representative, COO Greg Rast, and Deputy Clerk Monica Reeves. The state program is seeking $2,000 in funding this year. They contract with the USDA APHIS Wildlife Services to prevent and control damage or conflicts caused by predatory animals and other vertebrate pests on federal, state, public, and private lands. The request will be included in the budgetary process. The meeting concluded at 2:51 p.m. An audio recording is on file in the Commissioners' Office.

FY2026 BUDGET PRE-WORKSHOP FOR THE COMMISSIONERS' OFFICE

The Board met today at 3:35 p.m. for the FY2026 budget pre-workshop for the Commissioners' Office. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Sr. Administrative Specialist Jenen Ross, and Deputy Clerk Monica Reeves. There was a review of the draft budget that COO Rast prepared for the Commissioners' Office:

- The FY2025 budget was $936,492; year-to-date it is $518,286
- Unspent amount for "A" Budget: $34,000
    - Salary tracking: COO Rast's specialty pay for CIO duties is $22,300, and the specialty pay of $10,000 for the 911 funds for the being IT Technical advisor to the Sheriff will be transferred back to the Commissioners' budget.
    - 6 full-time staff (3 Commissioners; 1 COO, 2 administrative staff - no new positions will be requested for FY26). At one point there were 7 positions but one was given up to the Constituent Services Department for the communication specialist position.
    - "A" Budget might go up if compensation is considered
- Unspent amount for "B" Budget: $25,000
- FY2026 budget request is $926,484. This amount does not include merit or COLA compensation if it's added countywide.
    - There is a quote for $9,447 to add more displays in the BOCC meeting room for the benefit of the PA's Office.
    - Remodel costs and a full list of capital improvement projects will come through the workshop process with the Facilities Dept.

The Commissioners' FY2026 budget workshop is scheduled for next week. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 3:57 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 8, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Garic Austin Hayes, DPA I – status change from temporary to full-time upon graduation from law school
- Brogan D. Howard, DPA I – status change from temporary to full-time upon graduation from law school

- Kate M. Bell, DPA I – status change from temporary to full-time upon graduation from law school
- Cameron Witgenstein, Corporal – transfer from patrol to CID
- Justin Hambley, Deputy Sheriff – transfer from CID
- Christopher Odenborg, Deputy Sheriff – demotion to Deputy and transfer
- Jared George, promotion to Corporal
- Antanacio Montes, Deputy Sheriff – transfer from patrol to CID
- Jason Bettencourt, Deputy Sheriff – add CERT team pay
- Cobey Christoffersen, Deputy Sheriff – add CERT team pay
- Holden Layton, Deputy Sheriff – add CERT team pay
- Michael Ketterling, Programmer Analyst II – lead pay addition
- Matthew Tarpley, Programmer Analyst II – promotion
- Ryan Cronrath, Development Manager, promotion
- Desiree Brumley, Construction Project Manager – new hire

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

25-098 Swirl Wine Shop and Lounge LLC dba Swirl Wine Shop and Lounge; THD LLC dba Mongolian Fire Grill

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

The Board met today at 9:30 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Sgt. Jason Roberts, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider agreement with Euna Solutions, Inc.: This will provide an upgrade to budget software and will integrate with Financial Edge software. There is a slight cost increase as compared to the PowerPlan program currently being used and at the request of Commissioner Van Beek, Controller Wilmot gave a breakdown of costs. Eleven to twelve years of data will need to be transferred over. Discussion ensued as to the capabilities of the program. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the agreement with Euna Solutions, Inc. (agreement no. 25-045) Clerk Hogaboam confirmed this was budgeted for and came in under budget.

Consider Idaho Department of Parks and Recreation Request for Reimbursement/Close-out Report and Progress Report: The deadline of the grant is approaching but the county is still

waiting for the boat that is going to be purchased with the grant funds. In order to still obtain the funds, they will be held in a trust account until the boat is delivered to the county and the purchase is satisfactory. Anticipated delivery is December although a few months buffer was given with an extended date of May 2026.

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

Commissioner Van Beek made a motion to go into Executive Session at 9:51 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. The Executive Session concluded at 10:14 a.m. with no decision being called for in open session.

The meeting concluded at 10:14 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY CHRIS & MARY JAGGERS, REPRESENTED BY TREASURE VALLEY PLANNING, LLC, FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO CONDITIONALLY REZONE PARCEL R37468012A AND R3768012A1, FROM AN "A" (AGRICULTURAL) ZONE TO "R-R" (RESIDENTIAL RURAL) ZONE, CASE NO. RZ2023-0003

The Board met today at 1:30 p.m. to conduct a public hearing in the matter of a request by Chris and Mary Jaggers, represented by Treasure Valley Planning, LLC, for an amendment to the official zoning map to conditionally rezone parcel R37468012A and R3768012A1 from an "A" (Agricultural) Zone to an "R-R" (Rural Residential). The request includes a development agreement limiting the parcels to meet a five-acre minimum lot size. The properties are located at 25744 Kingsbury Lane, in Middleton. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Assistant Director Josh Johnson, DSD Planning Supervisor Dan Lister, Deputy PA Zach Wesley, Chris Jaggers, Keri Smith, other interested citizens, and Deputy Clerk Monica Reeves.

Keri Smith, the owner of Treasure Valley Planning, testified on behalf of the Jaggers' Family. They filed an original application in 2022, and at that time the requirement was to complete a flood study which has been completed. The Jaggers have done everything they can throughout the process to meet the requirements in a timely fashion which has brought them here today with a recommendation of approval from staff and the P&Z Commission. The property is zoned agriculture; however, the existing use follows closely with the rural residential district. The request is compliant with the comprehensive plan and falls closely with the designation of an AC-5 designation as both parcels will have an average of 5 acres or greater. Multiple properties in the area have been rezoned including a recent rezone to the south to single-family residential

and there are the platted subdivisions on Willow Creek Drive that occurred during the days of CUPs on agricultural ground, so the zoning did not occur. The request is for larger parcels than what you see in most of those subdivisions south of the property. They are closely related to the six parcels that are directly south. There is large-scale agriculture to the north and the west of the property, and both property owners support the Jaggers' application for the additional permit. When the Jaggers met with staff a few years ago they discussed their desire to build a new home on the other 5-acre parcel. They are friends with the Averys who purchased the other 5 acres, and at the time it was their understanding that they were able to split the land and could move forward with the zoning process and the subdivision process on their own 5-acre parcel. That would have created a non-conforming parcel; all the land has been included in this as well as the subdivision that will be coming as part of the next process. The existing home on the western boundary would be the only property that could impact agriculture and since that home already exists and there have been no concerns or conflicts identified to those ag operations, Ms. Smith believes the Board can find that this fits with the character of the area and provides a nice buffer to ag operations. There were no agency concerns with the division, and the Jaggers will comply with all requirements that were identified. They agree with the conditions of approval in the development agreement; however, they would like the Board to remove the requirement that prohibits secondary residences. All parcels to the south of the property of similar size are allowed to have secondary residences; the Jaggers will care for their son permanently and they also have aging parents which are reasons there could be a need in the future for a secondary residence. It is not a deal breaker for them if the Board finds that the requirement should remain in place.

DSD Planning Supervisor Dan Lister gave the oral staff report. The land division was created in 1996 as an 11.05-acre parcel. In 2022, the Jaggers applied for a conditional rezone to "R-R" but withdrew the application due to floodplain discussions. In 2023, the 11.05-acre parcel was divided by deed outside of County Code. The rezone to correct the division was submitted in April 2023 and amended in August 2023 to a conditional rezone. Once the rezone application is decided, DSD will process the plat. The P&Z Commission recommended approval subject to conditions. As conditioned, the request is generally consistent with the 2030 Canyon County Comprehensive Plan. *Per Page 26 of the 2030 Comp. Plan, the agriculture designation allows for commercial agriculture (AC-5): "The AC-5 district (five-acre lot sizes) provides a variety of rural and farming lifestyles, including hobby farms, while protecting the commercial agricultural activities in the vicinity."*
The request, as conditioned, meets the AC-5 designation and aligns with property rights, population, and land use/community design goals and policies.

The subject parcels consist of best to moderately suited soils (Class II & III) and are considered prime farmland if irrigated. Average lot size is 22.23 acres with a median of 5.88 acres. As conditioned, the request will allow the subject parcels to maintain a five-acre minimum lot size. The parcels will be subject to the standards, use, and requirements of the "A" Zone to ensure consistency with the surrounding area. As conditioned, the request maintains the "A" zoning designation.

Similar Land Use:

- Between 2020-2023, 8 land decisions were made within a one mile regarding residential rezones and subdivision platting.
- Within a one-mile radius, there are seven (7) subdivisions (120 lots, 1.81-acre lot size).
- In a mapped floodplain (A Zone, No BFE). Applicant provided BFE study. Floodplain development permit and floodplain dev. compliance is required at the time of plat.

The project will have adequate facilities which will be demonstrated through the platting process.

- Water: Individual domestic wells.
- Sewer: Individual septic systems.
- Irrigation: Surface water rights from Willow Creek via Black Canyon Irrigation District.
- Drainage: All stormwater drainage will be maintained on-site.
- Utilities: Currently provided to the existing dwelling.

The existing dwelling is served by an open, unmaintained public right-of-way (Kingsbury Road). The other parcel has frontage along Edna Lane, a minor collector. At the time of platting, access will need to meet Highway District 4 requirements including a license agreement to use the Kingsbury right-of-way. ITD and Highway District 4 do not anticipate traffic impacts created by the request. Essential services are not anticipated to be impacted by the requested use.

Proposed conditions:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.

2. The subject parcels, R37468012A and R37468012A1 shall be recognized through the division application process in compliance with Chapter 7, Article 17 of the Canyon County Code of Ordinances subject to the following restrictions:

    a. The parcels shall maintain a five-acre average lot size.

    b. Other than the minimum lot size, the subject parcels shall meet the uses and minimum requirements of the “A” (Agricultural) Zone.

    c. Future division of the subject parcels is prohibited.

    d. Secondary residences per 07-02-03, 07-10-27, and 07-14-25 of the Canyon County Code of Ordinance are prohibited.

3. The request shall comply with CCCO §07-06-07(4) Time Requirements: “All conditional rezones for a land use shall commence within two (2) years of the approval of the board.

The Board had follow-up questions for Mr. Lister.

Commissioner Holton asked Ms. Smith to go through the basis why this proposal is a good fit on agricultural ground that is immediately adjacent to other prime agricultural ground, and to establish how this is unique. Ms. Smith said they support ag land that is more large-scale production; when you look at the land south of the creek, west of Kingsbury, all that land between Edna Lane and the creek has a very different topography and it has been utilized all the way into Ada County as rural property. There are amazing rural homesteads along that property that are filled with horse properties more suited towards 4-H-type project homes, but this is about topography. From the creek there is a 13-foot grade change from the bottom of where the highwater mark is to the property and up from Edna Lane there is another major grade change for another canal. The topography alone sets this apart. The parcels that are similar to the two 5-acre parcels they are seeking are on the higher area and they were dry. The Jaggers have a plan where they will be keeping all of the land in pastureland with animals and it will be very characteristic of what is in that area. The intent behind the AC-5 district is to support a transitional zone between more of the major agricultural uses to provide that buffer. The Jaggers have lived on the property for a very long time and have been great neighbors to the ag users. There would be a change to the zoning map, but it matches the buffer to the south, and there is the single-family zone that's been approved less than a ¼ mile away. This proposal helps establish the transitional buffer to protect the agriculture to the north and to the west.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to close public testimony. Commissioner Brooks supports what staff, and the P&Z Commission came up with in the FCOs, and he doesn't see a path forward for this lot considering the history that has been presented to rectify past mistakes. He supports what the P&Z Commission presented in the FCOs although he does not like referencing things that are mentioned but not completed as far as the AC-5 comprehensive plan, but he doesn't see any way around it. It has been conditioned to make it work so he can live with it; he just doesn't want to get in a habit of continuing to refer back to that. Commissioner Van Beek supports the points raised by Commissioner Brooks about basing a decision on intent instead of having it well defined and not having it adopted. She is not in favor of removing the prohibition of secondary residences because Mr. Lister has a good argument for keeping it in there and to develop in a rural area that is transitional it is appropriate to have that condition in place. There is the ability to go through another hearing, but that's another process. Commissioner Holton is not comfortable with basing a determination on a zoning designation that hasn't fully been implemented nor fully described. He asked legal counsel how to navigate around this in the FCOs.

Deputy PA Wesley said he thinks the P&Z Commission took that definition from the comprehensive plan and pulled it into some of their later decision questions that made it confusing. On the 2030 comprehensive plan map it is designated as agriculture; under the 2030 plan an agricultural use could be the AC-5 that doesn't quite exist yet - now it's rural residential so your options are to do something like this where you do what some may argue is a spot zone because your zone is not going to match the comprehensive plan but he thinks a court would support this decision. It wouldn't be an impermissible spot zone; it would be permissible because it's compatible. The other way to do this would be to amend the comprehensive plan to make this a residential designation and then rezone it as rural residential which also doesn't make a lot

of sense. We could pull back on the FCOs if the Board wants and limit the discussion of the comprehensive plan to that one question about the comprehensive plan and then go through the rest of the findings discussing the conditions of the area as we normally would.

Commissioner Van Beek would like to eliminate the reference to the AC-5, AC-20, and AC-40 discussion. A transition area should exist between agriculture and residential development of a rural nature so it would still make sense even leaving those references out. You could still say the 5 acres would provide for a variety of rural farming lifestyles, including a hobby farm, while protecting commercial agricultural activities. Section 2B says that zoning designation has not been adopted so that makes her uncomfortable. We could state the request does not impact the City of Star's future land use plan for rural residential if it's annexed. Commissioner Holton concurs with the intent, but he is reluctant to limit legal counsel on what they can/cannot do on draft FCOs, and he said Deputy PA Wesley can see where the Board is uncomfortable with how the term was used by the P&Z Commission and he is capable of modifying it in a way that is defendable. Deputy PA Wesley said he will work with staff, and they will present the FCOs next week with some minor tweaks to match the Board's intent. Commissioner Brooks wants criteria no. 2 looked at as well. Commissioner Holton wants the condition that prohibits secondary dwellings left in place. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to approve Case No. RZ2023-0003 which is a conditional rezone of parcels R37468012A and R3768012A1 from an "A" (Agricultural) Zone to "CR-R-RR" subject to the conditions of the development agreement and today's discussion concerning criteria no. 1 and no. 2 as well as any other criteria they may have missed in reference to the AC-5 designation. The FCO's will be modified and returned within the next two weeks. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 2:20 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 9, 2025

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Dave Larson, Network Administrator – promotion adjustment

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Boise Bubbly & Taps to be used 6/7/25 for the Dice wedding
- Raising Our Bar to be used on 6/1/25 for the Gardner wedding
- Raising Our Bar to be used on 6/2/25 for the Fine wedding

- Raising Our Bar to be used on 6/7/25 for the Schlenz wedding
- Raising Our Bar to be used on 6/8/25 for the Palmer wedding
- Raising Our Bar to be used on 6/20/25 for the George wedding
- Raising Our Bar to be used on 6/21/25 for the Funke wedding
- Raising Our Bar to be used on 6/26/25 for the Cox wedding
- Raising Our Bar to be used on 6/27/25 for the Scanlan wedding
- Raising Our Bar to be used on 6/28/25 for the Clark wedding
- Raising Our Bar to be used on 6/29/25 for the Nagle wedding
- Raising Our Bar to be used on 5/20/25 for a catering meeting

MAY 2025 TERM
CALDWELL, IDAHO MAY 12, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Jenen Ross – Sr. Admin. Specialist - Commissioners - Reclassification with Lead Pay
- Micki Schlapia - Sr. Finance Specialist - Information Technology - Lead Specialty Pay
- Ricardo Cordova - Fleet Shop Technician - New Hire
- Megan Mawyer - Desktop Support Specialist - Transfer from Dispatch to ETS
- John Patrick McMahon - Deputy Sheriff - Inmate Control - New Hire
- Angela Terry - Part-Time Customer Service Specialist - Warrants - New Hire

25-099 RENEWAL ALCOHOL LICENSES: Nampa Lodge #1389 BPOE, Inc., dba Nampa Elks Lodge #1389; Garden City Bar, LLC dba 1918 Lounge; Valley Wide Cooperative, Inc., dba Valley Country Store; Valley Wide Cooperative, Inc., dba Valley Country Store; Mi Tierra, Inc., dba Mi Tierra

25-101 RENEWAL ALCOHOL LICENSES: Pantera Market, LLC dba Pantera Market; JX Sushi, LLC dba Momiji Sushi and Steak Bistros; Texas Roadhouse Holdings, LLC dba Texas Roadhouse; 4T Sports Bar, LLC dba 4T Sports Bar; M&R Ruszoni's, LLC dba Ruszoni's Pizza

FY2026 BUDGET WORKSHOPS

The Board met today at 10:00 a.m. for FY2026 budget workshops. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Director of Constituent Services Aaron Williams, Assessor Brian Stender (left at 10:58 a.m.), Chief Deputy Assessor Greg Himes (left at 10:58 a.m.), Administrative Appraisal Supervisor Holly Hopkins (left at 10:58 a.m.), Business Manager Jennifer Loutzenhiser (left at 10:58 a.m.), Treasurer Jennifer Watters (left at 10:58 a.m.), Facilities Director Rick Britton (left at 10:58 a.m.), COO Greg Rast, Assistant Parks Director Michael Farrell (arrived at 10:07 a.m.), Parks Director Nicki Schwend (arrived at 10:09 a.m.), and Deputy Clerk Jenen Ross. The budget workshops were as follows:

Assessor

Reappraisal:

Assessor Stender spoke to factors that are affecting the workload in his office. A spreadsheet of new subdivision lots in Canyon County was presented.

'A' budget:

- Re-fund a Customer Service position, eliminate a part-time position and a 5-month temporary position
- Put in $300,000 as a reserve, instituted an internal compensation plan, added a 3% COLA as placeholders

'B' budget:

- $125,000 for Fit Gap Analysis for Aumentum upgrade (this is a program is split with the Treasurer's Office – total upgrade cost is $250,000). Assessor Stender noted the county may be able to take advantage of software changes implemented by the state but that has not yet taken place

'C' budget:

- $100,000 in the Facilities budget. $76,000 for glass in the front office/plat room project, and $6500 for a remodel of Assessor Stender's office
- Professional Services, 521101 – increased $9000 for an ongoing district court case
- Misc. Professional Services, 521120 - increased due to higher costs in processing assessment notices
- Postage, 543305 – increased due to postage costs and more mailings
- Computer Equipment, 577100 – decreased as several computers were replace this fiscal year and won't need replacement in FY26

In response to a question from Commissioner Van Beek, discussion ensued about how salary adjustments in the Assessor's Office were calculated last year.

Motor Vehicles:
Assessor Stender spoke to factors that are affecting the workload at the DMV, changes being made by ITD that have impacted revenues and provided a packet of statistical information. He noted there are many fees that do not cover the cost of service and fees should be adjusted. Last month $4M was collected in sales tax revenue, the county kept $2300-$2400 with the remaining being sent to the state.

- Other misc. charges and fees, 341620 – added $10,000 due to the adjustment of the fund fees are credited to
- Eliminated a part-time position
- Not looking to reduce any full-time positions, there are several open positions, but they will monitor transactions to determine if positions need to be reduced next year.
- $45,000 added to the compensation plan for COLAs and to account for the step program implemented last year

'C' budget: $30,000 for a new entry storefront as it is currently a single door; $4500 for an extended customer counter; a few smaller projects which total less than $5000 are included in the Facilities budget

The Board recessed from 10:58 a.m. to 11:05 a.m.

Constituent Services

Director Williams gave a PowerPoint presentation with reviewed the background of the department, goals, accomplishments, and objectives.

'A' budget:

- Requesting increase of $15,000 to $35,000 for a part-time Economic Development Coordinator
- Increase of $9,319.64 for the Director position (The Board is supportive of adding this to the Constituent Services budget request)

'B' budget:

- Software
    - Public records request software, $25,186.25 (+$10,490 annual fee)
    - Push notification and newsletter software, $700 (Board supports the request to move to Service Contracts)
    - Canva account, $200 (Board supports the request to move to Service Contracts)
- Parking
    - $150 annual parking permit
- Association dues
    - $1500 for chamber events

- Uniforms
    - $550 for county branded shirts and jackets
- Professional consultant
    - $50,000 to continue with the impact fee study

The Board recessed from 11:25 a.m. to 11:29 a.m.

Commissioners

Mr. Rast explained a pre-workshop was held on May 7th where the budget numbers were reviewed.

A brief review was given of the increased and decreased line items.

- Lines reduced included cellular phone, advertising, hotel, air fare, education & training, subscriptions, hospitality events, office supplies, computer equipment

- Increased lines include$3,500 in misc. professional services for consultation, appraisals, or conflict counsel, $500 for association dues and $9500 in machinery to expand the AV system in the BOCC meeting room.

Discussion ensued regarding the Board possibly doing a site visit to Georgia where the new jail system is manufactured. The Board is supportive of increasing the lines for meals, hotels, and airfare to account for this.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:44 a.m. and an audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER A RESOLUTION TO APPROVE CHANGES TO THE JOB TITLE, AND SALARY GRADE OF ONE (1) POSITION; AND TO APPROVE CHANGES TO THE SALARY GRADE OF ONE (1) POSITION UNDER THE BOARD OF COUNTY COMMISSIONERS; AND DISCUSS HR CHANGES ON THE COUNTY COMPENSATION PROGRAM AND PROPOSED PERFORMANCE MANAGEMENT REVIEW PROCESS

The Board met today at 1:33 p.m. to consider a resolution to approve changes to the job title, and salary grade of one position, and to approve changes to the salary grade of one position under the Board of Commissioners. Present were: Commissioners Brad Holton, Zach Brooks, Leslie Van Beek, HR Director Marty Danner, COO Greg Rast, Clerk Rick Hogaboam, Controller Kyle

Wilmot, Auditing Supervisor Sarah Winslow, Treasurer Jennifer Watters, Banking and Finance Manager Melissa Tucker, Public Information Officer Joe Decker, Senior Finance Specialist Bree Ann Kilbourne, Finance Manager Dave Ivers, Director of Constituent Services Aaron Williams, Senior Chief Deputy PA Ingrid Batey, Captain Ray Talbot, and Deputy Clerk Monica Reeves. With the upcoming retirement of Deputy Clerk Monica Reeves, HR Director explained the proposed job title and salary grade changes:

> **One (1), Commissioners Admin Supervisor,** salary grade 15, min. $72,488.00, mid. $86,257.60, max. $100,027.20**,** position control number 02 205 524, FLSA Exempt
> **To**
> **One (1) Sr Administrative Specialist- BOCC,** salary grade 13, min. $52,228.80, mid. $62,160.80, max. $72,092.80, position control number 02 205 524, FLSA Exempt
>
> **One (1) Sr Administrative Specialist**, salary grade 12, min. $44,803.20, mid. $54,121.60, max. $63,440.00, position control number 02 205 527, FLSA Exempt
> **To**
> **One (1) Sr Administrative Specialist-BOCC** salary grade 13, min. $52,228.80, mid. $62,160.80, max. $72,092.80, position control number 02 205 527, FLSA Exempt

The positions are deputized clerks and are specialized positions that perform duties for the Clerk of the Board and furthermore there is a brand-new job description that will need to be adopted. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks the Board voted unanimously to approve the job title, and salary grade change from one Commissioners' Administrative Supervisor with a salary grade 15, to one Sr. Administrative Specialist salary grade 13, and one Sr. Administrative Specialist with a salary grade of 12 to one Sr. Administrative Specialist - BOCC with a salary grade of 13 as presented by Director Danner. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks the Board voted unanimously to adopt the job description for the Sr. Administrative Specialist position for the Board of County Commissioners with a pay grade of 13 as presented by Director Danner. (Resolution No. 25-100.)
The next topic of discussion was:

<u>HR CHANGES ON THE COUNTY COMPENSATION PROGRAM AND PROPOSED PERFORMANCE MANAGEMENT REVIEW PROCESS</u>

Director Danner has done a compensation review on the current grades for FY25, and she wants to elongate from 12 steps to 16 steps within a grade to reduce the amount between each step to 2.25% in between each level in the grade. This is more doable for people who need to stay in the same grade if there isn't a way to promote out of that grade into the next level, and it will give some wiggle room with using performance to help people move up through the grade. It will align with the performance review program they are hoping to put in place for this year. The goal is to have performance reviews by September for all departments, excluding the Sheriff's Office, through the ADP system; the measured competencies will be different for each department and the performance review process will include a significant amount of training for the supervisors

and directors. HR will review the evaluations and is hoping to use anywhere between 1.5% and 2.5% to be able to award merit increases to help people move up through the grade. The end goal is that performance reviews will be done by mid-December and reviewed by HR by mid-February and then they will speak with directors and elected officials on the amount of money that would be distributed as performance review merit increases. COO Rast said we need to get away from the 16 levels within a grade; they do not equate to years in position or years of experience. We have used years in positions and steps as one of the same so that's kind of a shift and he likes that we are potentially splitting merit and COLA. Theoretically, if the County can afford a COLA it would go into effect on October 1st and if merit applies it would go into effect on April 1st, rather than doing increases once every 2-3 years or once every 5-6 years. By leaving the grades the same all of the work they have gone through the last 2 ½ years in grading positions is not lost. All the positions that have been graded appropriately will stay within the grade they have been assigned; it just splits it to more of a 16-level so it's not a big overhaul of the gradings. The Board is supportive of going with 16 levels rather than staying at 12 levels.

Director Danner said they are in the middle of implementing the performance review module within ADP for this year, and then it will be Day Force used through the HRIS system. COO Rast said the documentation will be written by Director Danner explaining the compensation programs so that all directors and elected officials know how this works, and it will come before the Board once the program is fully articulated and defined. The Board is in concurrence.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 1:55 p.m. pursuant to Idaho Code, Section 74-206(1) (b) and (f) to discuss a personnel matter and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. A roll call vote was taken on the motion with Commissioners Holton, Van Beek, and Brooks voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, HR Director Marty Danner, and Senior Chief Deputy Ingrid Batey. The Executive Session concluded at 2:30 p.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.

MAY 2025 TERM
CALDWELL, IDAHO MAY 13, 2025

No meetings were held this day

MAY 2025 TERM
CALDWELL, IDAHO MAY 14, 2025

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

25-102 RENEWAL ALCOHOL LICENSES: Caldwell Housing Authority dba Farmway Store; Sol Invictus Vineyard LLC dba Sol Invictus Vineyard; Macabi Inc dba Acapulco Mexican Restaurant; Muniz Family Grocers Inc. dba Grocery Outlet of Caldwell; Prabhu G Kripa LLC dba PK Mini Mart

25-103 RENEWAL ALCOHOL LICENSES: Holy Cow Idaho, LLC dba Holy Cow!; Alejandra's 1, LLC, dba Alejandra's Mexican Restaurant; Crescent Brewery, LLC dba Crescent Brewery; Umbra, LLC dba Mongolian BBQ Nampa

FY2026 BUDGET WORKSHOP FOR THE SHERIFF'S OFFICE

The Board met today at 10:00 a.m. for a FY2026 budget workshop for the Sheriff's Office. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks (Commissioner Brooks left at 10:55 a.m.), Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Chief Deputy Sheriff Doug Hart, CCSO Financial Manager David Ivers, Cpt. Harold Patchett, Lt. Travis Engle, Cpt. Ray Talbot, CCSO PIO Joe Decker, Emergency Communications Officer IV Roxanne Wade, Other CCSO personnel, COO Greg Rast, Facilities Director Rick Britton (arrived at 10:07 a.m.), and Deputy Clerk Jenen Ross.
Chief Hart reviewed a budget outline as follows:

- Female Detention Facility
  - At this time there is no solidified cost for a new facility. $1.9M was set aside in FY25 for the purchase of Pod 6 (which was not purchased) along with $500K in the facilities budget for a total of $2.4M available toward a new facility.
- FY2026 Proposed projects (1-5)
  1. Replacement of carriers/soft armor for SWAT - $61,522
  2. Mats for new Sheriff's Office training room - $8,668
  3. Equipment for new Sheriff's Office gym - $50,000
  4. Furniture for new Sheriff's Office - $300,000
  5. Specialized surveillance/operational equipment - $14,000
- CCSO Overall FY2026 proposed initial budget – See FY2026 budget worksheets for details
  - 410 Field Services, currently $460,315.05 more than the FY25 budget but this number may be reduced in subsequent budget workshops
  - 510 Security Services, decreased by $1.3M from FY25 budget
  - 610 Dispatch, decreased by $20,706.23 from FY25 budget

- 390 Emergency Communications, $2.1 over FY25 budget
- 354 CCNU, $24,555.37 over FY25 budget
- 250 Emergency Management, decreased $197,447.20 from FY25 budget
- 329 Waterways, decreased $6628.06 from FY25 budget
- 807 Boating Safety, decreased $1,112.40

In response to a question from Commissioner Van Beek, Chief Hart spoke about how Sgt. Roberts is seeking alternate funding sources for a marine patrol boat. There is a grant application in for a new substation facility in the southern part of the county. Additionally, in relation to the new CCSO building, they are still working to pursue an emergency management grant in order to fund the construction and outfitting portion of the emergency operations center.
Mr. Rast spoke about the next gen 911, stating that the $1,876,000 will be covered thru grant funding and 911 but it is on a tight timeline, it needs to be in place prior to dispatch being moved to the new building.
In regard to the Sheriff's training facility at the George Nourse gun range, although it was inadvertently left out of the budget, Chief Hart believes there may be some federal asset forfeiture sharing available and there are ways for funds to be put toward this project without a substantial increase to the budget request.

- FY2026 cost of step-scale for commissioned staff, $52,000 less than the cost of the step last year
- Market adjustments for some professional staff
    - Chief Hart requested additional time to meet with Director Danner to review market adjustments for certain employees. There could then possibly be a short executive session to discuss the adjustments related to specific employees.

The Clerk and Controller noted that they anticipate full expenditure of the ARPA monies but anything over those will need to be charged to another line and contemplated within the CCSO budget. There is interest from ARPA monies which is not restricted, and discussion ensued regarding ways to ensure it is all accounted for and tracked within the budget. Additionally, a $2M Emergency Management grant has been applied for through the federal government but it is still unknown if that will be awarded; if awarded the county is required to have a 25% match.
A second budget workshop for the Sheriff's Office will be held on June 9, 2025.
Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 11:04 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR THE CLERK'S OFFICE

The Board met today at 1:31 p.m. for FY2025 budget workshops for the Clerk's Office and the Coroner's Office. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Clerk Rick Hogaboam, Controller Kyle Wilmot, Director of Court Operations Jess Urresti,

Recording Supervisor Emily Howell, County Assistance Director Yvonne Baker, Elections Supervisor Haley Hicks, Facilities Director Rick Britton, and Deputy Clerk Monica Reeves.

Clerk Hogaboam summarized the monetary effects of his budgets as follows:

- Focused on budget cuts, where possible, increased efficiency, and pursuing revenue sources other than property taxes.
- Auditor Budget: Will be a net reduction after the adjustment to analyst PCN; shows a $19,144 increase, currently, but it's double counting a position that will roll out, leaving a net reduction in the budget of at least $15K; this includes Clerk's full salary in this division, with a reduction in consolidated elections. υ
- Clerk of the Court: Lowered by $41,325, with $34,403 in payroll (ongoing reduction)
- County Assistance: Lowered by $7,909, but revenues also lowered by $20,900, so a net increase of $12,991. Budgeting conservatively on the county repayment revenues but may go up with more collections efforts.
- Election (current expense) Budget: Lowered by $5,037
- Elections (consolidated): Lowered by $13,820, plus added more revenue by $15K = net positive $28,820.
- Recorder Budget: Increased expenditure line by $14,711, but increased revenues by $138,450, so this nets to $101,080 in positive contribution to current expense.
- COMBINED FISCAL IMPACT: Net impact of $178,271 in savings to the FY26 budget over the FY26 budget for clerk's divisions. Closer to $240,000 of positive impact to county as a whole when accounting for the PCN adjustment from the Assessor and Treasurer budgets.

Auditor:

- The Clerk's full salary amount will be under the Auditor's Office; it's currently split between Audit and Elections
- Adjust the line item for where they had software; they are split between miscellaneous and service contracts, and they are now combined.
- Implementation fees for budget and financial software; implementation for payroll will be in FY26

Clerk of the Court:

- The "A" Budget includes a $4,500 step and grade adjustment for a position that has been vetted through HR.
- The "B" Budget will have a net savings of $12,000 because they are forgoing out-of-state conferences for the next year to stay tighter on the budget.
- Requesting to change the title and job description of the Training and Development Manager to Assistant Director of Court Operations. No financial impact.
- The Clerk IV PCN's that have set dormant will be downgraded to Clerk III positions.

County Assistance:

- Added a new administration fee revenue line to capture the reimbursement amount that's going to the state catastrophic fund and the 30% the County would take from that amount.
- When the state public defender's office left the County there were guardian ad litem expenses that were put into the budget but they have yet to pay out any of those expenses, so those line items are reduced both in the expenses and in the reimbursement. They have been decreased because we budgeted too much.
- Submitted a request to HR for a possible grade change for the Case Manager position. ($1 per hour change)

Elections:

- Most line items have remained unchanged; however, a couple require minor changes due to the increased cost in annual license fees, and the repair costs line item due to the aging voting equipment. There is a decrease in suggested computer equipment.
- Clerk Hogaboam spoke about the 50/50 split between consolidated elections and the elections budget.
- Requesting a salary adjustment for the Elections Supervisor position to a grade 16 with a new base salary of $85,300. HR also recommends a lead specialty pay of $2,500 annually for the Elections Technical Administrator. The total benefits calculation is $23,800. The Board is supportive.

Recorder:

- Revenue is projected to increase due to recording fees and the requested fee adjustment for adding the credit card payment option, but that will open an increase in requests for copies to e-mailed/mailing.
    - Commissioner Brooks wants the fee to include handling charges. Clerk Hogaboam said they are still working on an estimate.
- A position will be shared between the Recorder, County Assistance, and Auditing and the person would spend 1-2 days in the Recorder's Office every week except for the L-2 season.
    - HR supports adjusting an existing PCN for this new position and advertising for the position. It might require a budget amendment at the end of the year with a yet to be determined amount.

Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 2:15 p.m. An audio recording is on file in the Commissioners' Office.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- James Wulf - Misdemeanor Probation Officer - New Hire
- Emily McMahon - Canoe Camp Field Instructor - Transferring to summer camp position
- Mark Stradley - Canoe Camp Field Instructor - Transferring to summer camp position
- Robyn Foust - Canoe Camp Field Instructor - Transferring to summer camp position
- Paige Calley - Canoe Camp Field Instructor - Transferring to summer camp instructor
- Lacey Findley - Canoe Science Camp Instructor - Rehire

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Raising our Bar to be used to be used 5/26/25 for the Doster wedding
- Grant's Grill to be used 5/18/25 for the Gares wedding
- Grant's Grill to be used 6/8/25 for the Humphrey wedding
- Liberty Lounge to 5/24/25 for the Shulda wedding; 5/31/25 for the Hutten wedding; 6/4/25 for the Wilder Wednesday concert; 6/7/25 for the Loens wedding; 6/7/25 for the Peters wedding; 6/11/25 for the Wilder Wednesday concert; 6/14/25 for the Frantz Witte Nursery exhibit; 6/18/25 for the Wilder Wednesday concert; 6/20/25 for the Condie wedding; 6/21/25 for the Gibbons wedding; 6/25/25 for the Wilder Wednesday concert; 6/28/25 for the Smith wedding; and 7/2/25, 7/9/25, 7/16/25, 7/23/25, & 7/30/25 for the Wilder Wednesday concerts

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

The Board met today at 9:32 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Deputy P.A. Ben Cramer, Sr. Chief Deputy Ingrid Batey, Emergency Communications Officer IV Roxanne Wade, Assessor Brian Stender, Administrative Property Appraisal Supervisor Holly Hopkins, Facilities Director Rick Britton, COO Greg Rast, Realtor Norm Brown, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Memorandum of Agreement Between the Canyon County Sheriff's Office and Idaho Public Safety Communications Commission: This is an MOU between the state and Canyon County commutations as it relates to NexGen 911. This is expected to be done in three phases with future agreements and possibly some grants. Ms. Wade and Mr. Rast provided additional

information on the project and benefits of the upgrade. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the memorandum of agreement between the Canyon County Sheriff's Office and Idaho Public Safety Communications Commission (agreement no. 25-046).

Consider Right! Systems Inc. Arctic Wolf Core User Agreement: Mr. Rast explained this is for cyber prevention in order to avoid a breach of information. A 3-year agreement has been negotiated, and purchasing has been done off the NASPO agreement. This product was not budgeted in FY25 within IT but Mr. Rast feels it is a necessary agreement for monitoring 24/7/365. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the Right! Systems Inc. Artic Wolf Core User agreement (agreement no. 25-047).

Consider Digline Membership Agreement: Mr. Rast explained that Digline does not mark for fiberoptic in their general utility markings, this membership will allow for that to happen in an effort to prevent another break in fiber optics. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the Digline membership agreement (agreement no. 25-048).

EXECUTIVE SESSION PURSUANT TO IDAHO CODE § 74-206(1)(C), (D) AND (F) REGARDING ACQUISITION OF AN INTEREST IN REAL PROPERTY, TO CONSIDER RECORDS EXEMPT FROM DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 9:53 a.m. pursuant to Idaho Code, Section 74-206(1) (c), (d) and (f) regarding acquisition of an interest in real property, records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal staff, and other participants. The Executive Session concluded at 10:40 a.m. with no decision being called for in open session.

The meeting concluded at 10:40 a.m. and an audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS MEETING AND TO CONSIDER AN ACTION ITEM

The Board met today at 10:44 a.m. for a DSD General Business meeting and to consider an action item. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of DSD Jay Gibbons, Assistant DSD Director Josh Johnson, DSD Office Manager Jennifer Almeida, and Deputy Clerk Jenen Ross. The action item was considered as follows:

Resolution to issue a refund to Streetlights LLC, requested by Marcel Lopez - Case no. CU2024-0017: Ms. Almeida said this is for a withdrawn CUP application and reviewed the work that has been completed. Staff is recommending a refund in the amount of $522.50. Commissioner Van Beek motioned that she is in favor of approving the refund. The motion was seconded by Commissioner Brooks and carried unanimously (resolution no. 25-105).

DSD General Business:

- Staffing update: some people have been moved around within the department; a new planner started this week and two will start next week; a DSD Technician position is still open.
- Firework stands: there is a form that needs to be reviewed by DSD confirming the stand is on commercial land, it then goes to the fire department for approval; fire departments will not sign off on the request until DSD signs off. There is currently one request that is problematic.
- Fee waiver/reduction procedures will be coming before the Board soon.
- P&Z Commission: moving from 7 to 5 members. There is currently one board member that has an attendance issue and Mr. Gibbons is concerned about running into quorum issues with summer vacations happening and DSD can't afford to reschedule hearings with the backlog being worked through; He would like open up the call for P&Z commissioners and thinks applicants could potentially fill the ag commission. The Board is in favor.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 10:55 a.m. and an audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER APPLICATION FOR CANCELLATION OF PROPERTY TAXES FOR THE ASSEMBLY OF GOD CHURCH OF CALDWELL

The Board met today at 1:32 p.m. to consider the application for cancellation of property taxes for the Assembly of God Church of Caldwell. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Chief Civil Deputy PA Aaron Bazzoli, Assessor Brian Stender, Assessor's Business Manager Jennifer Loutzenhiser, Administrative Analyst Helena Thompson, Treasurer Jennifer Watters, Deputy PA Trent McRae, and Deputy Clerk Monica Reeves. Assessor Stender said his office received information that the applicant was no longer using the facility as a church, and so his office did not mail the courtesy exemption application. The Assessor toured the property yesterday and said they are still using portions of it and if there hadn't been miscommunication and had they filed an application it's likely they would have received an exemption for most of the property. Helena Thompson explained the process the Assessor's Office follows in sending courtesy applications to organizations. There was discussion regarding sending courtesy applications and the costs involved. Commissioner Holton said sending the application is a courtesy and the property had the appearance of not being and there was a change in use. The burden is on the applicant, and they have not met the minimum requirements to demonstrate their hardship. Commissioner Van Beek said the Assessor said the property would qualify for the exemption and she believes the right thing to do is grant the

exemption. Commissioner Brooks suggested splitting the taxes 50/50 and said the church representatives should have filed the exemption application. Commissioner Van Beek said the property deserves the tax exemption because it qualifies and the County did not send a courtesy application which is outside of the normal process. Commissioner Van Beek made a motion to grant the hardship application as presented for cancellation of taxes. The motion died for lack of a second. Commissioner Van Beek made a motion to grant the tax exemption for 50% of the taxes and waive $750 in penalty and interest. Assessor Stender offered clarifying comments related to parcel 02657 and parcel 02653. Commissioner Van Beek amended her motion to waive $10,764.35 in taxes and $712.64 in late charge and interest for Account No. 02653, and to waive $59.79 in late charge and interest for Account No. 02657. The amended motion was seconded by Commissioner Brooks. Commissioner Holton was opposed to the motion. The motion carried by two-to-one split vote. The meeting concluded at 1:55 p.m. An audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER RESOLUTION APPROVING AN ALCOHOLIC BEVERAGE TRANSFER LICENSE FOR TAQUERIA MEXICO CHIQUITO 2, LLC DBA TAQUERIA MEXICO CHIQUITO

The Board met today at 1:57 p.m. to consider a resolution approving an alcoholic beverage transfer license for Taqueria Mexico Chiquito 2, LLC dba Taqueria Mexico Chiquito. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, and Deputy Clerk Monica Reeves. The change in ownership is from one LLC to another; all of the other information is still the same. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to approve the alcoholic beverage transfer license for Taqueria Mexico Chiquito 2, LLC dba Taqueria Mexico Chiquito. (Resolution No. 25-104.) The meeting concluded at 1:59 p.m. An audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR THE TREASURER'S OFFICE

The Board met today at 2:01 p.m. for the FY2026 budget workshop for the Treasurer's Office. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Treasurer Jennifer Watters, Banking and Finance Manager Melissa Tucker, Clerk Rick Hogaboam, Controller Kyle Wilmot, Audit Supervisor Sarah Winslow, COO Greg Rast, and Deputy Clerk Monica Reeves. Treasurer Watters reviewed her office's accomplishments and highlights from the year including her appointment as County Treasurer which occurred upon the retirement of longtime Treasurer Tracie Lloyd. Highlights included:

- Revenue investments exceeded what was projected and are expected to remain consistent for 2026, however, as the market goes down so will the rates, but they purchased investments during COVID that are starting to mature, and they can invest with today's rates.

- Interest on savings: Last year they recorded $1.5M and dropped it down to $600,000 for current expense only. Last year it was for all the interest we earned including ARPA and this year they asked her to drop it down to current expense only.

- A major increase is a placeholder for the computer network software for $125,000, a cost that will be shared with the Assessor's Office to complete the Fit-Gap Analysis and subsequent upgrade of the Aumentum software system. (Total of $250,000). Discussion ensued.

- The overall total budget for FY2026 is $1,095,482 reflecting an increase of $45,000 over the prior year's budget driven by essential service areas and operational costs. It does not include the Fit-Gap analysis if the Board were to approve it.

- The Chief Deputy Treasurer is continuing to work with the Clerk's Office and is receiving additional pay, and she believes he should continue to receive that until the position in the Clerk's Office is filled. Clerk Hogaboam said that financial arrangement was not discussed with the Clerk's Office. COO Rast will look into where the specialty pay is being paid from.

- There was a review of collection efforts and how investments are laddered.

- The $20 NSF (nonsufficient funds) fee is insufficient; the actual cost is $30-$35. The Board asked Treasurer Watters to work with legal on making sure the fee covers the actual cost.

- Commissioner Holton said the Board is contemplating funding the women's facility with reserve funds that could be several million dollars spread over two fiscal years. Treasurer Watters said she needs to know sooner rather than later because they have several the low investments coming due and they could reinvestment someplace else where it would be available to the County as needed. Commissioner Holton said the Board is working with the Facilities Dept., and the Clerk and once they have project dates they will let the Treasurer know. They do not yet have any close cost estimates on the facility.

- Commissioner Holton wants to make sure it's determined when Mr. Onofrei's salary is paid from. Clerk Hogaboam said the PCN is being reworked, and the Assessor's budget has reported once that PCN is reworked it will relieve $35,000 from what's in their budget now. The position that Mr. Onofrei held is not being backfilled as a PCN shared three ways; the PCN still exists in the system so when creating the baseline budget it's being shared among all three but in talking with the Treasurer and the Assessor, the HR Director is trying to get that PCN reworked to where it falls on the Clerk's budget for a position that will not be compensated nearly as much as Mr. Onofrei's PCN is. He hopes to hire someone as soon as possible so they can benefit this L-2 season with Mr. Onofrei's oversight. The specialty pay is coming out of the Treasurer's budget, but she is not incurring the cost for funding his former position. There will be some cost savings realized.

There were follow-up comments with COO Rast saying when Steve Onofrei became the Chief Deputy Treasurer, he assumed the new PCN that was funded, and he thinks the Clerk is correct about the specialty pay difference and the funded PCN because the Chief Deputy is funded out of the Treasurer's budget and it has enough to cover it. With the FY2026 budget on October 1st, it will all work out and he will be paid appropriately. Clerk Hogaboam said his is the only budget that will see a hit because if the Board approves the repurposing of the PCN it will not be split three ways, it will be entirely under the Clerk. Director Danner is recommending a grade 12 with a salary around $55,000 which is far less than the other salary but that is more than what one-third of the shared position's salary was so the Clerk's budget will absorb the increase. It will be made clear that the position will not be funded three ways.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 2:32 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 16, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved employee status change form for:

- Michael Bruce Mauldin - Deputy Judicial Marshal - Rehire

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- O'Michael's Pub & Grill to be used 6/7/25 for the Anderson wedding
- O'Michael's Pub & Grill to be used 6/28/25 for the Sanchez wedding
- Old State Bar Catering to be used 6/22/25 for the Buffington wedding

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Nampa Wings, LLC dba Winger's Restaurant & Alehouse
- Dunning Estates LLC dba Dunning Estates
- Red Robin International, Inc. dba Red Robin Gourmet Burgers & Brews
- Maria Sarmiento dba Alondras Store
- McNabbs Vape Lounge LLC dba McNabbs Vape Lounge
- Scoria Vineyards & Winery LLC dba Scoria Vineyards & Winery
- Cunningham Pastured Meats Inc dba Cliff's Country Market
- The Brick Office, LLC dba The Brick Office

Resolution No. 25-106

FY2026 BUDGET WORKSHOP FOR THE CORONER'S OFFICE

The Board met today at 10:03 a.m. for the Coroner's Office FY2026 budget workshop. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Auditing Supervisor Sarah Winslow, Coroner Jennifer Crawford, Director of Constituent Services Aaron Williams, COO Greg Rast, and Deputy Clerk Jenen Ross. Coroner Crawford addressed the following:

- No new positions or vehicles are being requested this year
- Unsure if the contracts with Owyhee County or Gem County will be renewed; revenues from those contracts is $28,500
- Increase to the autopsy services line to $23,000 for forensic pathology/autopsy services
- Increase of $250 for association dues
- Uniform budget decreased by $500
- Misc. supplies decreased by $3550
- $7,565 requested for computer equipment

Net change from FY2025 is $930.

In response to a question from Commissioner Van Beek, Coroner Crawford spoke to the comparison/savings in employing an in-house pathologist vs. contracting with Ada County.

Other topics Coroner Crawford spoke about include instances when an autopsy is not necessary, Baby Haven and the Community Baby Shower partnerships that Chief Deputy Tokasha Huskey is involved with, vehicle rotation schedule and the new 12-hour shift rotations which will start at the end of June, the training program implemented within the Coroner's Office and certifications, turnover rate, and chain of custody process. Commissioner Holton requested that Coroner Crawford work with legal regarding some kind of retention agreement following provided training.

Discussion ensued regarding the move to overtime payout vs. comp time accruals. The Board is supportive of moving to this in most departments and Offices.

Commissioner Van Beek moved to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 10:29 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSDIER ACTION ITEMS

The Board met today at 11:00 a.m. to consider three personnel action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, HR Director Marty Danner,

Director of Misdemeanor Probation Jeff Breach, Parks Director Nicki Schwend, COO Greg Rast, and Deputy Clerk Monica Reeves. The items were considered as follows:

Action Item: Consider a resolution adopting a position job description and wage grade; and the wage grade of two positions in the Misdemeanor Probation Department - Director Danner said they discovered where one position was not placed in the correct grade, so they are requesting to change the grade of the Sr. Misdemeanor Probation Officer from a grade 13 to a grade 14. Director Breach offered comments in support of the change. The change does not have any FY25 impact; the people who occupy the roles are already paid at a grade 14 level. COO Rast said there was miscommunication from the previous HR Director telling directors that the Board does not like specialty pay and were going to get rid of it. The direction was to evaluate specialty pay and put it where it makes sense and they placed the specialty pay in the salary and that's where this needs to be corrected. Director Danner said they had incorrectly identified that we could not split out specialty pay and show it separately from a base. They are now pulling it out and it's clearly identified in reports and pay stubs. It is an error that needs to be corrected so Director Breach can accurately reflect what he might be asking for in the FY26 budget. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the resolution adopting a position job description and wage grade; and that the wage grade of two positions in Misdemeanor Probation being moved from a grade 13 to a grade 14 as presented. (Resolution No. 25-107.) **The Board did not have a copy of the job description at this point, but a brief recess was taken at 11:15 a.m. to review the job description*.

Action Item: Consider a resolution adopting one new position and job description in the Parks, Cultural, and Natural Resources Department – The Parks Supervisor position was approved as part of the FY25 budget, and it will help field the unexpected yet regular occurrences at Celebration Park. The position will be placed in a grade 14. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adopt the resolution adopting one new position and job description in the Parks, Cultural, and Natural Resources Department for the Parks Supervisor. (Resolution No. 25-108.)

Action Item: Consider a resolution to change the job title, and job description of one position; and defunding of one position in the Human Resources Department: Director Danner said the HR Department has a benefits administrator position that is not a fulltime role but when she adds the workman's compensation administration it does create a fulltime role. During her review of the department, she found that the Sr. Administrative Specialist at the front desk is not a fulltime role given its diminished workload and she would like to un-fund it. A part-time role will be created to help with the high traffic times. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to sign the resolution to change the job title, and job description of one position; and defunding one position in the Human Resources Department as put on the record by Director Danner. (Resolution No. 25-109.)

The Board took a recess from 11:15 a.m. to 11:20 a.m. to review the Misdemeanor Probation Officer job description. Director Danner said there were not any significant changes, but we need to make sure we are separating out the Misdemeanor Probation Officer from the Sr.

Misdemeanor Probation Officer since they carry a heavier caseload and act as supervisors when their supervisor is out of the office. Commissioners Van Beek and Brooks said they are still in favor of the motion that was made earlier. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adopt the job description for the Sr. Misdemeanor Probation Officer as presented.
Director Danner was asked to review the Elections Supervisor position and do a grade analysis reclassification if necessary and bring it before the Board for consideration. The funds were put in the FY25 budget in reserves to address the corrections. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn. The meeting concluded at 11:23 a.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 19, 2025

FY2026 BUDGET WORKSHOP FOR THE COUNTY AGENT

The Board met today at 9:32 a.m. for the County Agent's FY2026 budget workshop. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, County Agent Tasha Howard, Office Coordinator Diana Hoffman, COO Greg Rast, Director of Constituent Services Aaron Williams (arrived at 9:35 a.m.), and Deputy Clerk Jenen Ross.

Ms. Howard provided a background on what the county agent does and the programs they run. Budget highlight were as follows:

- Requesting $2000 for overtime with the change from comp. time to overtime, mainly related to Fair
- No changes to personnel
- B budget bottom line is the same as last year, although some numbers were adjusted within the line items
    - Increase of $1930 to the mileage line, based on planned trips

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

FY2026 BUDGET WORKSHOP FOR THE COUNTY FAIR

The Board met today at 2:02 p.m. for the FY2026 budget workshop for the County Fair. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Fair Director Diana Sinner, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, COO Greg Rast, Director of Constituent Services Aaron Williams, Facilities Director Rick Britton, Project

Manager Desiree Brumley, Juvenile Probation Supervisor II Jose Orozco, other interested employees, and Deputy Clerk Monica Reeves. Director Sinner reviewed the 2024 highlights as well as the goals and objectives for the County Fair.

2024 Fair Highlights

- Attendance of 57,788 - second highest, only behind 2021
- Record revenue for a Friday night
- Latino Fair Festival - record attendance and revenue, second year in a row

FY 24 Facility Rental

- First full year of rental for The Center
- Achieved 115% of budgeted revenue

FY 25 Facility Rental

- Will exceed budgeted revenue

FAIR REVENUE/EXPENSE

FY 26 REVENUE

- 5.75% increase through proposed price increases
- Previous admission price increase was in 2022
- Adult Admission - increase from $8 to $10
- Youth/Senior Admission - increase from $6 to $8
- Admission Wristbands - increase from $15 to $20 (four-day admission)
- Reserved Concert Seats - increase from $35 to $40 (includes Fair admission)

FY 26 EXPENSES

- Maintaining same budget as FY25

FAIR FACILITY REVENUE/EXPENSE

FY 26 REVENUE

- No revenue planned for rental of the Fair Building due to lack of adjacent parking
- The budget will remain consistent with FY 25, as rental revenue from The Center has exceeded projected targets
- Potential price increase for weekend meeting room rental due to staffing needs

FY 26 EXPENSES

- Service plan for audio/visual equipment in The Center, transfer from IT - $27,500
    - COO Rast said this will undergo heavy scrutiny as far as negotiations, so the amount may come down
- Fair Expansion Plan - $46,000

FAIR EXPANSION PLAN

- Detailed Site Analysis and Program Creation
- Deliberate Fair and non-Fair Planning - Layout for Future Site Infrastructure Requirements
- Market Right-Sized Solutions
- Phased Budget Development
- Smart Operational Choices
- Would work with an experienced master planner that has a lot of experience with Fairs
- The Fair has undergone a master plan in 2002 (the bond measure failed) and 2012

FAIR STAFFING

FULL TIME STAFF

- No vacancies

OVERTIME

- Full time Fair staff have traditionally received comp time
- Hours during Fair range from 15-18 per day, including the weekend
- Overtime budget for FY 26 - increase of $15,000

Clerk Hogaboam had comments regarding the levied amount and fund balance and said depending on how the budget is squeezed in other areas you might have an opportunity to levy slightly less into the Fair but that's an operational decision. COO Rast said in FY25 the intent was to build the fund balance to recoup some of the money spent in the past. He also said there is $265,000 left on URA and if those projects come through, we need budget capacity to do that project to expend those funds with the revenue. We need to discuss if we want to put that in the budget as an expense. If the project doesn't come to fruition, no money is spent. Director Sinner said they have a plan for how to spend those funds right now, and they are working with the City of Caldwell, but she doesn't have any information on how quickly that will move forward. Ideally, they would have the funds spent by the end of FY25, but the reality is probably need to add them back in just to make sure. She is happy to include them as if we are not going to spend this fiscal year, she will put it on the revenue and expense side to make sure we're safe. Chair Holton agreed. Clerk Hogaboam said we need a bigger discussion about if we are going to grow a fund balance when there are other needs throughout the County.

COO Rast recommended a project in the Fair expo hall is hoping the $27,500 cost will be reduced. $10,000 will cover the needed microphones in the expo. The meeting concluded at 2:31 p.m. An audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR THE JUVENILE DETENTION CENTER

The Board met today at 2:35 p.m. for the FY2026 budget workshop for the Juvenile Detention Center. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Juvenile Detention Center Supervisor Sean Brown, Juvenile Detention Supervisor III Shawn Anderson, Sr. Administrative Assistant Sue Britton, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, COO Greg Rast, Juvenile Probation Supervisor II Jose Orozco, Director of Constituent Services Aaron Williams, Facilities Director Rick Britton, Project Manager Desiree Brumley, other interested employees, and Deputy Clerk Monica Reeves. Director Brown reviewed the FY2026 Goals and FY2025 Accomplishments/Highlights.

Revenue Sources:

National School Breakfast and Lunch Program

SWIJDC participates in the federally funded National School Breakfast and Lunch Program, which provides reimbursement for meals served. Compliance with all federal regulations is required.

- **Breakfast Program Projected Revenue:** $25,000 (No Change)
- **Lunch Program Projected Revenue:** $35,000.00 (No Change)

Idaho Juvenile Detention Clinician Program

This program, established in SFY2009, provides fixed annual funding through a grant to support our Clinician position:

- **Revenue Projection:** $103,000 (No Change-Standard rate set by the Idaho Department of Juvenile Corrections-Detention Clinician Program)

Housing Fees-Contracting Counties

Revenue generated from contracts with Boise, Elmore, Gem, Owyhee, Payette, Valley, Washington, and the Idaho Department of Juvenile Corrections, as well as Baker and Malheur Counties in Oregon.

- **Revenue Projection**: $500,000 (Increase of $50,000)

CTEL Inmate Phone Services

Phone services for youth are provided through CTEL, with funds deposited by parents, grandparents, or legal guardians. SWIJDC receives commission-based revenue:

- **Revenue Projection:** $5,000 (Decrease of $4,000)
    - *Reduction due to lower commission returns observed in FY25*

TOTAL Revenue Increase: $46,000.00

“A” Budget – Personnel Budget

Extended Shift - Requesting $96,512

- Increasing $3,332
- 24/7 operation

Overtime - Requesting $48,048

- Increasing $1,312

- Mandatory Training plus $10,000 for actual overtime.

Holiday Pay – Requesting $89,320

- Increasing $3,080
- 28 employees

Part Time – Requesting $57,200

- Decreasing $4,160
- 5 employees

<u>"B" Budget – Operating Expenditures</u>

Misc. Professional Services - Requested $12,500

- Increase due to a mandated PREA inspection, occurring once every three years, at an estimated cost of $7,000.00. Additionally, $1,000.00 previously allocated under Risk Assessment is being reallocated to this line item. (*A separate line item will be created for tracking UA's.*)

Inmate Medical Services -Requested $170,000

- Vital Core has proposed a standard annual increase of 2%
    - Increase $3,500

Service Contracts - Requested $30,000

- Increase of $15,000 due to Data works, which is our fingerprint machine. We are at an end of life with the hardware components and need to purchase new ones. This happens once every 5 years. Looking into alternative ways to pay for this.

Food- Requested $147,000

- Summit foods has proposed a 5% increase.
    - Increase $7,000

Radio Equipment

- Decrease by $4,685. We do not need to buy new radios this year.

Janitorial Supplies

- Decrease of $3,000 since janitorial services for staff bathrooms are now being handled by the Facilities Department.

Computer Equipment

- Decrease of $8,000. We only need two computers next year. We will be keeping $10,000 for monitor, camera and computer replacements as needed.

Small Office Equipment:

- Requesting $1,000

"C" Budget - Capital Budget

- The padded safety cell promotes respect for vulnerable youth by providing a humane space that reduces the risk of self-harm during mental health crises. The padded safety cell also reduces the risk of injuries and liability claims related to both youth and staff, potentially avoiding costly medical expenses, legal settlements, or insurance increases.
    - Est Cost $43,500

- The no-contact visitation rooms support service by helping the facility meet state-mandated visitation standards in a secure, structured environment. These rooms foster unified communication between youths and their families, legal representatives, and external providers.
    - Est Cost $25,000

- Continued Flooring throughout facility.
    - Est Cost $14,270

Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 3:01 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 20, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change form for:

- Curtis Long - IT Network Engineer - Add Lead Pay
- Abigail Nickel - Senior Admin. Specialist - PCN & Job Title Change
- Brian Kinney - Systems Administrator III - Add Lead Pay
- Cindy Robinson - Court Clerk IV - Add Lead Pay
- Jessica Forkner - Court Clerk I - New Hire
- Amanda Wright – Court Clerk II – New Hire

APPROVED CATERING PERMIT

The Board approved Idaho Liquor Catering Permit for:

- Indian Creek Steakhouse, LLC to be used 5/31/25 for the Njilayi wedding

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Nampa Hospitality LLC dba Best Western Plus
- Campos on Lonestar dba Campos on Lone Star
- The Orchard House Inc dba The Orchard House

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Taqueria Mexico Chiquito 2, LLC dba Taqueria Mexico Chiquito
- Tacos Y Mariscos El Compa, LLC dba Tacos Y Mariscos El Compa
- New Empire, LLC dba The Blue Eye
- The Hop House, LLC dba The Hop House
- El Rico Pan Bakery, Inc., dba El Rico Pan Bakery
- GMRI, Inc., dba The Olive Garden Italian Restaurant #1731
- Sawtooth Sockeyes, LLC dba Sawtooth Sockeyes
- Caldwell Treasure Valley Rodeo, Inc., dba Caldwell Night Rodeo
- 2C Wine Down, LLC dba 2C Wine Down

Resolution No. 25-115

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

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider an action item. Present were: Commissioners Leslie Van Beek and Brad Holton, Chief Deputy P.A. Aaron Bazzoli, Clerk Rick Hogaboam, Controller Kyle Wilmot, Parks Director Nicki Schwend (left at 9:46 a.m.), Outdoor Recreation Planner Alex Eells (left at 9:46 a.m.), Assistant Parks Director Michael Farrell (left at 9:46 a.m.), COO Greg Rast, HR Director Marty Danner (arrived at 9:44 a.m.), and Deputy Clerk Jenen Ross. The action item was considered as follows:

Consider a construction contract with Veritas for the 2025 Boater Improvements Project – Phase 1: Director Schwend explained this is the last extension for this grant. Veritas has done several other projects at Celebration Park, and they were the low bid for this project. The cost is more than what was anticipated due to the complexity of the project. The grant runs over 3 fiscal years and in this fiscal year they anticipate spending $120,000 of $370,000 budgeted but because of the increased cost there are a number of funding items that will roll to the next fiscal year. There will be a remaining $250,000 of unexpended funds in FY2025 that could roll to FY2026. $480,000 will need to be paid to the contractor in the next budget year, leaving $230,000 that will need to be added to the FY2026 budget. It is anticipated that $328,000 will be received in reimbursement. The contractor would like to spend $120,000 this year to order supplies while they have cost agreements still in place, however, it is likely that construction won't begin until the fall. Ms. Schwend said the only unknown variable is possible change orders from JUB.

Discussion ensued regarding change orders with Mr. Bazzoli suggesting they run through Director Schwend who can then present them to the Board. Commissioner Holton said he would like Director Schwend to have a narrative presentation during her budget workshop of how these funds will be expended. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the construction contract with Veritas for the 2025 Boater Improvements Project – Phase 1 (agreement no. 25-049)

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

Commissioner Van Beek made a motion to go into Executive Session at 9:47 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, legal staff, and other participants. The executive session concluded at 10:29 a.m. with no decision being called for in open session.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 10:30 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 10:47 a.m. to consider action items. Present were: Commissioners Leslie Van Beek and Brad Holton, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a resolution granting a new alcoholic beverage license to the Warehouse Nightclub; and a resolution granting a new alcoholic beverage license to the Devil's Bedstead: The documents provided have been reviewed and upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to sign the resolutions granting new alcoholic beverage licenses to the Warehouse Nightclub (resolution no. 25-111) and the Devil's Bedstead (resolution no. 25-110).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 10:48 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 1:32 p.m. to consider action items. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, HR Director Marty Danner, Auditing Supervisor Sarah

Winslow, Controller Kyle Wilmot, COO Greg Rast, and Deputy Clerk Monica Reeves. The action items were considered as follows:

Consider Resolution Approving changes to the Job Title, and Salary Grade of One (1) Position in the Sheriff's Office: HR Director Danner said they are re-examining everything as they have compensation discussions and they identified that they needed to take another look at the Sheriff's Sr. Administrative Specialist position and noted in looking at the job duties and comparing it to similar positions it is worthy of an increase from a grade 12 to a 13. There will be no FY25 budget impact, but the Sheriff's Office will include it as part of their FY26 budget. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the grade change from a 12 to a 13. (Resolution No. 25-112.)

Consider Resolution Approving Changes to the Job Title, Grade, FLSA Status, Location, and Job Description of one (1) position in the Clerk's Office: This is a current PCN and it was split between the Assessor, Treasurer and Clerk. The Clerk has a need for a support specialist, so they want to reassign the current PCN to the new job description and change it to a nonexempt position and reduce the grade from a 16 to a 12. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to sign the resolution approving the changes to the job title, grade, FLSA status, location, and job description of one position in the Clerk's Office as presented. (Resolution No. 25-113.) Once the position is filled the funding will come from the Clerk's Office.

Consider letter appointing Commissioner Zach Brooks to the Southwest District Health Board of Health: Commissioner Van Beek was complimentary of Commissioner Brooks' position as a board member for Southwest District Health and she recommends he continuing serving. Commissioner Holton referred to an email he received from Commissioner Brooks regarding the SWDH budget committee, a copy of the email is on file with this day's minute entry, and it states: *"Mr. Chairman, Upon attending the SWDH budget committee meeting today, 14% of the population represented by 4 counties told 86% of the population represented by 2 counties, including Canyon, that we would pay more. This needs to change."* Commissioner Holton said Commissioner Brooks is in a position that's very uncomfortable and challenging with the way the state has set up the funding mechanism and the boards that direct the funds and how they are assessed so he appreciates him taking the job which is frustrating because of inequalities. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to nominate Zach Brooks to the Southwest District Health Board of Health. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 1:42 p.m. An audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR THE PROSECUTOR'S OFFICE

The Board met today at 2:00 p.m. for the FY2026 Budget Workshop for the Prosecutor's Office. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Prosecutor Chris Boyd, Senior Chief Deputy PA Ingrid Batey, Prosecutor's Office Manager Melinda, Chief Civil

Deputy PA Aaron Bazzoli, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, COO Greg Rast, and Deputy Clerk Monica Reeves. Highlights included:

- The "A" Budget will be deferred to the next workshop. The total will not be over what it is right now, and they are confident they will be able to give back a few positions and pay for the market adjustments with a leaner office.

- Chief Civil Deputy PA Bazzoli reviewed the budget line items noting the two main increases in the overall "B" budget were primarily expert witness fees and computers.

- The FY2025 the budget was $1,311,004 for FY2026 it is $1,310,821

- $13,600 in Facilities budget for PA Office - redoing tables, chairs, and possible remodel around PA Civil Dept to provide support staff more private desk areas and add more space for improvements.

- Nampa Prosecution Contract: They are in negotiations with the City of Nampa and they anticipate that to rise by some amount. They have asked for $900,000. The contract will be reviewed annually.

- Controller Wilmot said the SAUSA revenue will be moved from the PA's budget to the revenue line in the SAUSA fund, so it's tracked together.

Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 2:29 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 21, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change form for:

- Joshua Hunsucker - Deputy Sheriff - Add K-9 Pay
- Tedford Winslow - Systems Administrator II
- Nicholas Talbot - Deputy Sheriff - Add K-9 Pay
- Pete Madison - Deputy Sheriff - Add K-9 Pay
- Dylon Starry - Park Supervisor - Promotion
- Ashely Richardson - PT Housekeeper - New Hire
- Caulin Nickel - Seasonal Weed & Pest Technician - New Hire

- Angela Terry - Part-time Customer Service Specialist - New Hire

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Parma Ridge Wine & Spirts Co, LLC dba Parma Ridge
- La Ranchera Nampa, Inc., dba La Ranchera – Nampa
- Hat Ranch Winery, LLC dba Vale Wine Company/Hat Ranch Winery
- Casa Anejo, LLC dba Casa Anejo
- Montucky Brewing, LLC dba White Doge Brewing Co.
- Clifford Randall Raymond dba Red Dog Saloon

Resolution No. 25-116

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- O'Michael's Pub & Grill to be used 6/7/25 for the Cooper wedding
- Eastside Tavern to be used on 6/6/25 for the Cook wedding reception
- Swirl Wine Shop and Lounge, LLC to be used 5/24/25 & 5/25/25 for the Memorial Weekend event at Koenig Distillery
- Lost Creek Investments, LLC to be used 5/24/25 for the Parmentier wedding; and on 5/30/25 & 5/31/25 for the MidStar Days

MEETING WITH FACILITIES DIRECTOR TO DISCUSS COURTHOUSE REMODEL PLANS

The Board met today at 2:04 p.m. with the Facilities Director to discuss courthouse remodel plans. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Facilities Director Rick Britton, Assistant Director of Facilities Carl Dille, Project Manager Desiree Brumley, COO Greg Rast, Clerk Rick Hogaboam, Chief Deputy Jess Urresti, Controller Kyle Wilmot, Deputy Trial Court Administrator Chris Paulsen, Director of Constituent Services Aaron Williams, and Deputy Clerk Monica Reeves. Director Britton presented the Board with a preliminary conceptual plan for courthouse remodel plans for FY2027, with some of the work starting in mid-FY2026 once the Sheriff's Office has moved into their new facility. The goal is to move the public-facing areas to the first floor; all three floors will be impacted:

First Floor

- Space formerly used by Sheriff's Office will house the Commissioners' Office; Facilities Dept.; and Clerk's "201". There is potential to move the Constituent Services Dept. to that space as well.
- Courts and transports
- Re-do the lobby area to improve traffic flow

Second Floor and Third floors will have minimal remodeling

- New court room
- Magistrate court clerks

Third Floor

- Move district court clerks to the side with judges which will open up the area to the Prosecutor's Office so they can utilize that space.
    - Commissioner Brooks wants an evaluation of the space utilized by the PA's Office to ensure there is an efficient use of their existing space.

Director Britton will meet with all the stakeholders and continue discussions on preliminary design ideas. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 3:22 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 22, 2025

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 9:32 a.m. with county attorneys for a legal staff update. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Sr. Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, and Deputy Clerk Jenen Ross.

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 9:33 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Sr. Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer. The Executive Session concluded at 10:15 a.m. with no decision being called for in open session.

DSD GENERAL BUSINESS MEETING AND CONSIDER LIEN RELEASES AND RELEASES OF CERTIFICATES OF NON-COMPLIANCE

The Board met today at 10:34 a.m. for a DSD General Business meeting and to consider lien releases and releases of certifications of non-compliance. Present were: Commissioners Leslie

Van Beek, Brad Holton and Zach Brooks, Director of DSD Jay Gibbons (arrived at 10:37 a.m.), Code Enforcement Supervisor Eric Arthur (left at 10:42 a.m.), Sr. Administrative Specialist Pam Dilbeck (left at 10:42 a.m.), Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross.

Mr. Arthur provided a brief history on each of the properties.

Release of Lien on the following properties:

- 26393 Riverview Drive, Wilder, ID (Parcel No. 25894000 0) – lien has been paid in full as of November 2022.
- 221 Amber Street, Caldwell, ID (Parcel No. R22606) – lien has been paid in full as of June 2024.

Release of Certificate of Non-compliance on the following properties:

- 15680 Longhorn Drive, Caldwell, Id (Parcel No. 21772) – as of May 2025 the property remains in compliance.
- 18774 11th Avenue N. Nampa, Id (Parcel No. 34437010) – as of July 2025 there are no remaining violations.
- 17175 Pride Lane, Caldwell, Id (Parcel No. 33151) – as of March 2025 the property was found to be in compliance.
- 719 W. Locust Lane, Nampa, Id (Parcel No. 29345) – as of May 2025 the violations had been removed, and the property was found to be in compliance.

Commissioner Van Beek made a motion to sign the releases of lien for properties located at 26393 Riverview Drive, Wilder (Parcel No. 25894000 0), and 221 Amber Street, Caldwell, ID (Parcel No. R22606). The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek made a motion to release the certificates of non-compliance on properties located at 15680 Longhorn Drive, Caldwell, Id (Parcel No. 21772), 18774 11th Avenue N. Nampa, Id (Parcel No. 34437010), and 17175 Pride Lane, Caldwell, Id (Parcel No. 33151). The motion was seconded by Commissioner Brooks and carried unanimously.

Th Board recessed from 10:42 a.m. to 10:47 a.m.

DSD General business

Director Gibbons updated the Board on the following:

- Staff update: 3 new planners recently started
- P&Z commissioner recruitment: Mr. Gibbons is working with Constituent Services to get word out to the community. He would like to find one person outside the AOI and one person inside the AOI. Ideally the goal is to build the commission back to 7 members. Currently applications are due June 20th although that date can be extended if necessary.
- The DSD budget meeting is coming up on the 27th and although it is mostly unchanged, $50,000 was added to the budget for abatement.

- A Permit Tech position is still open

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 10:58 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY MASON & ASSOCIATES, INC. FOR A REZONE FROM AN "A" (AGRICULTURAL) ZONE TO AN "R-1" (SINGLE-FAMILY RESIDENTIAL) ZONE, CASE NO. RZ2021-0053

The Board met today at 1:32 p.m. to conduct a public hearing in the matter of a request by Mason & Associates Inc., for a rezone on parcel number R34479, from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone, Case No. RZ2021-0053. The subject property is approximately 31.39 acres and is located at 14180 Gadsden Lane (formerly 23442 Freezeout Road), in Caldwell, Idaho. The Planning and Zoning Commission recommended denial of the request. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Principal Planner Michelle Barron, DSD Planning Supervisor Dan Lister, DSD Director Jay Gibbons, Deputy PA Zach Wesley, Elizabeth Koeckeritz, Earl Burchard, Debbie White, Juli Woods, Felipe Cabillo, Denia Cabillo, Timothy Hunihan, Brian Falck, William Mason, Jon Koch, LeAnn Stephens, Darryl Smith, Rorque Wood, Angie Cuellar, Christopher Codde, Vicki Codde, Judy Cordeniz, Glenn Koch, David DeBlasio, and Deputy Clerk Monica Reeves.

Elizabeth Koeckeritz, the attorney representing the applicants, Pioneer Homes, testified that the property is zoned residential on the future land use map and it is located within the Middleton area of city impact. It is currently zoned agriculture, and the applicants are seeking R-1 zoning on 31.41 acres with 21 single-family lots with a minimum lot size of one acre. The future plat will meet all standards. There are subdivisions surrounding the property with predominately single-family homes on primarily one to five acres. There are no large agricultural tracts remaining that are still used for predominately ag purposes. The proposed lot size of 1.5-acres is comparable and compatible with the area. They are in a nitrate priority area; four lots had an NP study and will require extended treatment. Some concerns were voiced about wetlands and endangered species being on the property, but none of the locations showed evidence of the presence of the three criteria for wetland identification. The highway district has approved access, and services are available to the property. There was a review of agency comments. The applicant agrees to the following conditions of approval:

- No more than 21 buildable lots
- A pressurized irrigation system
- No secondary dwelling units or additional lots unless approved by SWDH or an updated nitrate study
- The school district has asked for bus loading zone
- Will do dark-sky-friendly outdoor lighting

DSD Principal Planner Michelle Barron gave the oral staff report. The parcel was created by an administrative land division in 1994. The applicant is applying for a rezone without conditions but has provided a concept plan for analysis for a future subdivision with 21 residential lots and public roads. A phase one environmental assessment was completed and updated, and a Level 1 nutrient pathogen study was completed. In response to neighbor concerns regarding endangered species, the applicant reached out to the US Fish and Wildlife Services and provided information on endangered species. Since the Planning and Zoning Commission hearing in December, the applicant has also completed a Natural Resources and Hazards Assessment. The Future Land Use Map from the 2020 Comprehensive Plan designates this parcel as Residential. The proposed development aligns with policies and goals from Chapter 1, Property Rights; Chapter 2, Population; Chapter 4, Economic Development; Chapter 5, Land Use; Chapter 11, Housing Component as seen on pages 3 and 4 of the Staff Report. There are 48 subdivisions with an average lot size of 1.78 acres, the parcel is in the residential designation in both the 2020 and the 2030 Canyon County Comprehensive Plan as well as a residential designation on the Future Land Use Map for the City of Middleton, and the area is predominantly residential. There are several subdivisions in the area that are still zoned agricultural, but the lot sizes and the uses are consistent with a residential designation. The Planning & Zoning Commission believed this change would interfere with the agriculture way of life of the individuals living in the area. The surrounding land uses are predominantly residential. The parcel is surrounded by residential subdivisions with lot sizes ranging from .32 acres to 6.33 acres. There is minimal production agriculture in the area. The parcel is designated residential in both Canyon County and the City of Middleton's Comprehensive Plans. The City of Middleton entered into a pre-annexation agreement with the developer recognizing that the city will be progressing out toward this area and will require annexation once it becomes adjacent. The city requested easements be put in place for future water and sewer connections. The project will have adequate facilities and services. The lots will be serviced by individual septic systems and wells. The drainage along the proposed roads will be reviewed at preliminary plat stage and individual lot owners will be responsible for retention of stormwater runoff. The parcel has a valid water right for 20.52 acres and the developer is working with Black Canyon Irrigation on rerouting a lateral that runs through the property. The irrigation plan details will be reviewed at the preliminary plat stage. Utilities are available, as there are residential structures on the parcel. Legal access does exist and in 2024, the property owner of parcel R34480010 applied for a private road through this parcel to be able to obtain a building permit. In the future the road will become a public road to serve this development. During Highway District No. 4's review, it was noted that parcel number R34482012 was owned by Canyon County and was in the way of access to this development. With coordination through Development Services and the Prosecuting Attorney's Office, the Board of County Commissioners and the Highway District have come to an agreement to transfer ownership of this .04-acre parcel to Highway District No. 4 for right-of-way. The proposed zoning map amendment will require public street improvements completed by the developer to provide adequate access to and from the proposed development. A traffic impact study will not be required because the approximately 218 new vehicle trips per day are not anticipated to have significant direct effect on the public roadway intersections at Freezeout/SH 44 or Freezeout/Willis Road. The developer is proposing public road infrastructure to access the proposed development. Kuna School District stated they had no comment. Development Services

reached out to Middleton School District and received a response from Superintendent Gee which can be found in exhibit 4 b. The Middleton Rural Fire responded and stated the development will be served by the fire district with a response time of 7 minutes under ideal driving conditions. The P&Z Commission felt there would be impact to schools and fire because there is overcrowding in the Middleton School District and according to public testimony, this is a wildland urban interface, and the fire district will have a difficult time reaching this development in 5 to 7 minutes. The City of Middleton did not respond with comments to the County. They did, however, enter into an agreement with the developer for a pre-annexation agreement along with requirements for easements for future sewer and water services. Development Services reached out to Roberta Stewart from the City of Middleton and the City does not have any comments to make regarding the developer's current application with the County. She noted that the developer entered into a "mini" pre-annexation agreement. The P&Z Commission heard the case on December 19, 2024. Staff recommended approval with conditions. After deliberation, the Commission recommended denial of the request based on the opinion that this rezone did not meet Criteria b, c, d and h. Following her report, Planner Barron responded to questions from the Board.

<u>The following people testified in support of the request:</u>

William Mason testified they have access to the public right-of-way at Freezeout Ridge with the transfer of the property from the County to the highway district. Although it's a sharp corner, they decreased the speed limit to 10 mph. The mini annexation is for the city's future utilities; it is not for the utilities for this project; they wanted to ensure they had a future route in case there was problems or extensions of city services. They want to make sure they can get through the subject property even if these systems were brand new if someone requested it. Currently there is no path for annexation.

Brian Falck testified that the previous owner approached them regarding their desire to sell and inquired as to their possible interest in buying the ground. The owner liked the homes they were building in Saddleback Ridge, and she had made the decision to move to southern Idaho and established the terms, and they accepted. In October of 2021 the initial application for the Freezeout Ridge plat was submitted. They purchased 8 lots, built 7 and are finalizing plans for the last vacant lot. Mr. Falck stated they will build semi-custom and custom homes maintaining a rural residential character and design in materials as there is market interest in rural residential semi-custom and custom-built homes. The subject property is enclaved by residential properties; the rezone does not impose an incompatible land use, nor does it prevent or interfere with the neighbors' ability to continue with their current uses. The project affords the opportunity for a rural residential way of life for others to enjoy. He reviewed the quality projects they have worked on, and he reported on the well driller's reports on the 7 lots he built on. Commissioner Van Beek had questions for staff regarding fire district permits.

Angie Cuellar with Mason & Associates testified regarding information from the Idaho Department of Water Resources (IDWR) regarding the depth to surface and surface to groundwater. The property is in the highest groundwater level in the valley, per the IDWR. The

underground aquifer flows directly towards this area of Middleton. The average depth of the well is 101 feet; the average static level is 37 feet from the surface; the average gallons per minute is 42. In some of these wells they hit ground water at 6 feet, and 48 feet. A neighbor was concerned about the height of the elevation of the test well - the elevation is 2,430 and the elevation of the subject property is 2,440.

The following people testified in opposition to the request:

Debbie White testified that the homes in the community are zoned agriculture or rural residential which provides for a country lifestyle. New development is required to be sensible, seamless and blend in with current land use and community parcels. R-1 zoning does not fit in with this community criteria; it is designed for city neighborhoods where growth will continue. It is a dead-end property landlocked on all sides by agricultural and rural residential zoning and granting anything other than rural residential zoning is not sensible and would be inconsistent with the surrounding area and lot sizes. It will decrease the quality of life. The cities of Caldwell and Middleton should also have concerns about the impact of adding this size of population to this rural area and ask why development outside the scope of current zoning.

Juli Woods gave testimony regarding the fire district and current levy situation and said the proposed R-1 development poses difficulties for the Middleton Rural Fire District. The property is situated in an area devoid of fire hydrants necessitating that fire trucks carry water to extinguish fires. She cited the fire chief's concerns about development impacting the resources and response time for fire district. A recent levy failed, and the closest fire station is not currently being manned.

Denia Cabillo is opposed to the rezone because it threatens the quality of life; will increase traffic on roads that are not designed for this volume; disrupts peace and safety of neighborhoods; contributes to well water issues; endangers the water security; dense lots will sacrifice privacy, and it will impact the tranquility of the area.

Timothy Hunihan testified that 5-acre lots would be more compatible with the area, and he spoke about how the schools, police and fire services are burdened. He is concerned about how the development will impact septic systems and wells, additional traffic on the dangerous hairpin corner, and the disruption to the quality of life.

Jon Koch testified about traffic concerns; his driveway dumps out on Freezeout Road and is approximately 50 yards from the sharp corner. He spoke about how the traffic in the area has picked up significantly and it's a problem during peak times with solid traffic going both ways. The project will add more traffic to dangerous situations.

LeAnn Stephens testified that had the neighbors known the property was for sale they would have banded together to buy it and keep it as an open area for the wildlife that's there or return it to agriculture and farm it. She purchased the property in 2020 to return to her rural roots; she opposes the development for the following reasons: reduction and elimination of natural

resources; county service issues, and safety and overcrowding in the schools. Approving the development as proposed would interfere with their way of life and it would be a dereliction of duty to the citizens of Canyon County. She has concerns with the manner Mr. Falk has gone about development.

Darryl Smith has lived on freezeout since 1988 and he testified about the many times he has had to replace his fence due to vehicle accidents, and he doesn't see in getting better with more homes and traffic. The road is not made for traffic that travels it, and it will have to be widened and the residents in the area will have to bear the cost. Mr. Smith also has concerns regarding fire protection and water concerns, and he wants the Board to look at the road before approving the development.

Rorque Wood testified about safety concerns. He referenced the final existing corridor conditions report - state Highway 44, I-84 to Star Road (*This exhibit starts on Page 690 of the staff report*.) 2018-2022: The volume of crashes increased from 3% to 35% depending on the section; and the areas of Freezeout, River, Stone, and Old Hwy 30 have the highest frequency of crashes. There is a dairy one mile north of the subject property.

Christopher Codde and Vicki Codde are opposed to the request, and they chose to live in the area for the rural lifestyle. They plan to have fruit trees, vegetables, chickens, pigs and a cow, and their neighbors have goats, sheep, and alpacas. There are 17 parcels that surround the development, and he has spoken with those neighbors and except for one lot that the developer owns, they are unanimously opposed for the reasons raised today.

Judy Cardeniz-Burchard lives on Freezeout Road, and her lane comes out on the top of the S curve, and she has replaced several mailbox posts on that 10mph curve. She purchased two parcels in 1997 totaling 9.4 acres and they have pastured horses and cows and are currently raising grass hay. They have raised pigs, chickens, and goats and are teaching animal husbandry to their kids. Her land borders the development and contains a buffer of cottonwood trees and an irrigation drainage pond. The area could qualify as a riparian zone which is dense with plants and organic soil and provides habitat for wildlife and many species rely on it for food, water shelter and breeding and she believes the proposal will disrupt the native eco system as well as some protected wildlife. The planned development slopes toward the wetland which will result in runoff from chemicals generated by dense residential development. She urged the developer to maintain the area in its nature state. She testified they had been willing and proposed the purchase of it so that it remains as a visual and sound buffer. The proposal will impact the neighbors with livestock, and she is concerned about trespassing issues into their property from residents who are not respectful of country rules.

Glenn Koch has lived on Freezeout Road for 65 years and he testified about the "weird and dangerous" corner that affects the proposed subdivision. The corner was designed to correct a county surveyor's costly mistake; but they did not visualize today's heavy traffic on Freezeout Road. It's not a gentle S curve normally found in a 90-degree intersection; it's what is found in a city intersection and in the winter, it gets slick, and cars have wiped out the neighbors' fences.

Mr. Koch said this creates the crux of the problem with the subdivision on how to load/unload the school kids in a dangerous situation.

Rebuttal testimony was offered by Elizabeth Koeckeritz who stated that the fire district has said they can service this development, and they have not expressed any concerns that they cannot serve it. The average lot size in the surrounding area is 1.78 acres and the lots that are currently in platting are 1.53 acres and since 2020, four subdivisions have been approved in the direct vicinity that were zoned R-1. The highway district said the access is fine. There are improvements slated for the various intersections surrounding this property and it looks like there will be a roundabout at Willis Road and they are going to install over the next 10 years turn lanes on Willis Road and they are proposing a traffic signal at the corner of Freezeout and Hwy 44. As of 2021, they provided that the intersection by the highway district standards was operating at an acceptable level of service. (The information is from the MidStar Capital improvement Plan.) The properties will pay their fair share into those changes into the impact fees, and each one will pay over $5,050 for its pro rata share of the impacts. They only are required to pay for the impact on the roads associated with this development, not deferred maintenance or other issues, but for the impacts associated with this development. ITD did not have any comments on this proposal. The request will not impact people's ability to use their private property whatsoever; this is the individual's ability to look at this property and provide these similar opportunities to others in the neighborhood. Some of the commenters are people that are living in some of the areas most recently developed applicant. They are proposing a 1.5-acre lot size which is comparable with the area. The Board has confirmed that residential is appropriate for this area and the R-1 designation is one of the zones that is very compatible with residential use. Following her rebuttal remarks, Ms. Koeckeritz responded to questions from the Board. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 3:37 p.m. for a 10-minute break. The hearing resumed at 3:50 p.m., with Ms. Koeckeritz and staff responding to questions from the Board.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to close public testimony. As part of the Board's deliberation there was an evaluation of the criteria (07-06-05), and a review of the Planning and Zoning Commission's FCO's. *(The audio portion of the discussion can be found from mark 4.54 to 55:41.)* Commissioner Brooks made a motion based upon the findings of fact, conclusions of law, and order contained herein, to deny Case No. RZ2021-0053, a zoning map amendment of Parcel R36679. The motion was seconded by Commissioner Van Beek with the caveat of the amendments to the findings/criteria. Staff will draft the FCO's for review at a later date. The motion carried unanimously. The hearing concluded at 4:45 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 23, 2025

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Abdu Utaev Holdings, LLC dba Utaev Stores
- Birreria El Semaforo, LLC dba Birreria El Semaforo
- La Michoacana Mexican Restaurant, LLC dba La Michoacana
- El Guero, LLC dba Pollos Y Mariscos El Guero
- East Cleveland Beverage & Tackle, LLC dba East Cleveland Beverage
- Flying Pie Pizzaria 2, LLC dba Flying Pie Pizzaria

Resolution No. 25-117

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Shewil, LLC dba Slicks Bar
- HarWest Group, LLC dba The Syringa Lounge
- Ovations Food Services, LP dba Ford Idaho Center - OFS 3840 (16200 Idaho Center Blvd., Nampa)
- Ovations Food Services, LP dba Ford Idaho Center - OFS 3840 (311 3rd Street South, Nampa)
- Taqueria El Gallito, LLC dba Taqueria El Gallito
- El Patron 2, LLC dba El Patrol Event Center
- Paleteria Y Neveria Mi Linda Michoacana Ice Cream, LLC dba Paleteria Y Neveria Mi Linda Michoacana Ice Cream, LLC
- Italian ToGo Co., LLC dba Bit of Italy

Resolution No. 25-118

MEETING WITH HR TO DISCUSS JUVENILE PROBATION COMPENSATION ISSUES

The Board met today at 9:39 a.m. with HR to discuss Juvenile Probation compensation issues. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, HR Director Marty Danner, COO Greg Rast, and Deputy Clerk Jenen Ross.

Director Danner wanted to bring to the Board's attention that there are some glaring pay grade errors within the Juvenile Probation department; there are multiple team members that are currently in the wrong pay grade. Ms. Danner has prepared a resolution to make corrections to the pay grades and Ms. Catalano will be requesting multiple market adjustments during her budget workshop. There will be no fiscal impact for FY2025 but there will be a request for FY2026.

Discussion ensued regarding the success of the leadership academy.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 9:51 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH ASSESSOR'S OFFICE REGARDING MARKET TRENDS

The Board met today with the Assessor's Office regarding market trends. Present were: Commissioners Leslie Van Beek and Brad Holton, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Business Manager Jennifer Loutzenhiser, Director of Constituent Services Aaron Williams, COO Greg Rast, and Deputy Clerk Jenen Ross.

Assessor Stender and Chief Deputy Himes gave a review of the Assessor's Assessment Data portion of the county website which covers the following areas:

- 5- year Value & Tax Report
- Reminder to Review Exemption
- Value Shifting Information
- Average Value Table & Graphs
- How to Appeal
- 63-602NN Exemption Information
- State Reports
- Miscellaneous

Ms. Loutzenhiser spoke about PTR numbers, the requirements to qualify, and how the applications have become more complicated.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 11:53 a.m. and an audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 27, 2025

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Pilot Travel Centers, LLC dba Pilot Travel Center #638
- Dynasty Diner, LLC dba Coffee Cup Café
- Target Corporation dba Target Store T-2206
- The Stil, LLC dba The Stil (712 Arthur St., Suite B, Caldwell)
- The Stil, LLC dba The Stil (1225 1st Street South, Nampa)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change forms for:

- Buffi Krug, Customer Service Specialist - New Hire
- Isaac Nordstrom - Customer Service Specialist - New Hire
- Joe Cox - Economic Development Coordinator - Rehire to new position
- Brenda Pennington - HR Benefits and WC Administrator

FILE IN MINUTES

Commissioners signed Commuter Authorization Form for Joshua Hunsucker. Included was a Google Map printout of his Daily Round-Trip Miles to and from his residence.

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

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Trent McRae, Director of Juvenile Detention Sean Brown (left at 9:46 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The action item was considered as follows:

Consider Southwest Idaho Juvenile Detention Center's Policies and Procedures manual: There has been a significant update mainly related to body scans and use of the WRAP restraint system. In updating the policy, Director Brown reviewed state code and standards in order to enhance what was already in place. This policy is reviewed annually and will be brought before the Board for review and consideration. Additionally, if there are other changes throughout the year, those will also be brought before the Board for review and consideration. At the request of the Board, Director Brown provided a high-level overview of the major changes and will forward a red-lined version so the revisions can be easily identified. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Southwest Idaho Juvenile Detention Center's Policies and Procedures manual.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:46 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy

P.A. Trent McRae, and COO Greg Rast. The Executive Session concluded at 10:12 a.m. with no decision being called for in open session.

The meeting concluded at 10:12 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 10:15 a.m. to consider matters related to county assistance. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of County Assistance Yvonne Baker, Case Manager Kellie George, COO Greg Rast, and Deputy Clerk Jenen Ross.

Case no. 2025-16 was presented to the Board for consideration. An application was submitted from All Valley Cremation on May 21, 2025. The decedent reported to health and welfare that he had a house and vehicle but that there was a $152,000 lien on the home. Following the decedent's passing, the body was deemed abandoned by the funeral home, however, a bother eventually come forward to take responsibly for the cremation which automatically releases the county. It was later discovered that the brother taking responsibility is also in a nursing home and the house owned by the decedent is also equally owned by the brother. The assessed value of the home is $70,850 and County Assistance did not find any lien attached to it. In communications from All Valley Cremation, they have cited several codes they feel obligates the county for payment. Following discussion between the Board and County Assistance, the Board would like a legal review of this case. Commissioner Holton made a motion to defer this case to a future date and time to allow staff to meet with the civil team for review of the argument that has been presented. Commissioner Van Beek seconded the motion with discussion noting that she would like legal to be present when the case is presented again. Commissioner Holton amended his motion to have civil in the room the next time this case is considered. Commissioner Van Beek seconded the modified motion which carried unanimously. The meeting concluded at 10:29 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR THE INFORMATION TECHNOLOGY DEPARTMENT AND TO CONSIDER A RESOLUTION APPROVING CHANGES TO THE JOB TITLE AND JOB DESCRIPTION OF TWO (2) POSITIONS IN THE INFORMATION TECHNOLOGY DEPARTMENT

The board met today at 10:31 a.m. for the Information Technology Department's FY2026 budget workshop. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, COO/CIO Greg Rast, Network Administrator Dave Larson, Business Manager Caiti Pendell, IT Operations Manager Jairo Rodriguez, Information Security Officer Boon Singpraseuth, Deputy CIO Steve Webb, Project Manager Aaron Lasley, Facilities Director Rick Britton, HR Director Marty Danner (left at 10:35 a.m.), and Deputy Clerk Jenen Ross.

Resolution approving changes to the job title and job description of two (2) positions in the Information Technology Department: Director Danner explained that she's been working with Mr. Rast on a restructure within the IT department. There is a new job description for a Sr. Desktop Support Specialist – this is a new position using existing PCN numbers. One System Administrator I position will be changed to a Sr. Desktop Support Specialist; and one Lead Technical Services position will be changed to one Sr. Desktop Support Specialist. Both positions will be grade 14 with no fiscal impact. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution approving changes to the job title and job description of two (2) positions in the Information Technology Department (resolution no. 25-120)

FY2026 BUDGET WORKSHOP FOR THE INFORMATION TECHNOLOGY DEPARTMENT:

Mr. Rast reviewed a PowerPoint presentation which covered the following items:

- IT organization structure
- IT overview of roles and responsibilities
- Project hours
- FY2025 major accomplishments
- FY2026 top priority strategic goals and objectives
- Statistical graphs
- 2024 website report

'A' budget:

- $60,235 has been added to specialty pay
    - Lead pay for 5 positions
    - On-call pay for tier 1 and 2 levels
    - CIO specialty pay
    - Certification pay
- $72,000 requested for part-time
- $500 requested for overtime as a placeholder

'A' Revenue Projections:

- Print shop – requesting $2500
- Copier machines – requesting $1000
- Services
    - Hourly services – animal shelter/ambulance district/CCM – requesting $15,000
    - Services – family court web hosting – requesting $2400
    - Services – Canyon County Mosquito Abatement – requesting $2400
    - Services – Ambulance District (2 server hosting) – requesting $800

'B' Expenses

- Professional consultants – requesting $24,000
- Misc. professional services – requesting $15,000
- Voice and data wiring – requesting $2500
- Shredding – requesting $400
- Service contracts – requesting $1,087,757
- Internet – decreased from $106,000 to $90,000
- Education and training – decreased from $73,536 to $65,183
- Air fare – increased from $4600 to $8960
- Computer equipment (577100) – increased from $71,900 to $116,500
- Software – increased from $114,000 to $136,000
- Communications equipment (577138) – increased from $31,000 to $77,500
- Computer/Networks/Software (680421) – increased from $13,500 to 15,000
- Machinery – increased to $17,500
- Computer equipment (684240) – decreased from $205,000 to $191,000
- Communications equipment (684250) – increased to $230,000

In total, the 'B' budget request is $2,296,190.

Mr. Rast noted that $27,000 has been included in the Facilities' budget for some remodeling in the IT space.

A copy of the presentation which provides details of each line item is on file with this day's minutes. The Board is in favor of moving this forward in the budget process.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 11:32 a.m. and an audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER RESOLUTION TO ADOPT CHANGES TO THE JOB TITLE, JOB DESCRIPTION AND GRADE FROM THE ELECTIONS OFFICE MANAGER TO DIRECTOR OF ELECTIONS; AND FY2026 BUDGET WORKSHOP FOR THE HUMAN RESOURCES DEPARTMENT

The Board met today at 1:33 p.m. to consider a resolution to adopt changes to the job title, job description and grade from the Elections Office Manager to Director of Elections; and to conduct the FY2026 budget workshop for the Human Resources Department. Present were: Commissioners Zach Brooks and Leslie Van Beek, HR Director Marty Danner, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, COO Greg Rast, Chief Deputy Clerk Jess Urresti, Elections Office Manager Haley Hicks, Facilities Director Rick Britton, HR Business Partner Anna Gray, DSD Office Manager Jennifer Almeida, and Deputy Clerk Monica

Reeves. Commissioner Brad Holton arrived at 1:42 p.m. Director Danner presented a resolution that changes the Elections Office Manager position from a grade 14 to a Director of Elections position at a grade 16 give the level of responsibility of the position. Clerk Hogaboam spoke about the shared roles and restructuring within the office where additional job duties that were shifted to the current office manager. Savings within their budget will cover this cost and the Clerk is confident there is no need for a resolution to use contingency money nor a resolution for a budget amendment. The approval of this will be absorbed in the current budgetary year based on savings in the "A" budget. Following additional comments by the Board, Commissioner Brooks made a motion to sign the resolution to adopt changes to the job title, job description, and grade from the Elections Office Manager to the Director of Elections as presented. The motion was seconded by Commissioner Van Beek and carried unanimously. (Resolution No. 25-121.)

FY2026 BUDGET WORKSHOP FOR THE HR DEPARTMENT

The FY2026 budget workshop for the HR Department began at 1:49 p.m. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, HR Director Marty Danner, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, COO Greg Rast, Facilities Director Rick Britton, DSD Office Manager Jennifer Almeida, HR Business Partner Anna Gray, and Deputy Clerk Monica Reeves. Director Danner reviewed the department's FY2025 accomplishments as well as the FY2026 goals and objectives. Major changes include:

- Un-funding one full-time position
- Splitting the cost 50/50 between the Auditor's Office and HR for the DayForce program
- Requested $8,500 for preemployment drug screens
- Increased education and training from $12,000 to $16,000
- Increased National Public Service HR Association dues

The meeting concluded at 2:01 p.m. An audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR THE DEVELOPMENT SERVICES DEPARTMENT

The Board met today at 2:31 for the FY2026 Budget workshop for the Development Services Department. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Director Jay Gibbons, DSD Office Manager Jennifer Almeida, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, COO Greg Rast, and Deputy Clerk Monica Reeves. Director Gibbons reviewed the FY2025 accomplishments as well as the goals and objectives for FY2026. Highlights include:

- FY2026 Budget Request is $3,558,311; the FY2025 approved budget was $3,473,628
- No new positions requested for FY26
- Requesting $27,000 for overtime

- The "B" Budget includes $50,000 to augment code enforcement abatement

Clerk Hogaboam said in the current year's budget we have $56,000 in the other miscellaneous revenue line but so far, we have brought in $2,200 so the Clerk will adjust it this historical amount of $10,000. The Clerk also offered comments regarding growth funding its own costs.

Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 3:27 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 28, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Nicole Nieves, promotion to Sr. Desktop Support Specialist
- Evelyn Copardo, Desktop Support Specialist, new hire
- Jacob McFaul, Desktop Support Specialist, new hire
- Sara Thomas, PT Sr. Administrative Specialist, new hire
- Ryan Moore, Systems Administrator, PCN & Job title change
- Victor Holliday, Sr. Desktop Support Specialist, title change/lead specialty pay

FY2026 BUDGET WORKSHOPS

The Board met today at 9:39 a.m. for FY2026 budget workshops. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Fleet Director Mark Tolman (left at 10:15 a.m.), Facilities Director Rick Britton, Director of Constituent Services Aaron Williams, COO Greg Rast, Assistant Parks Director Michael Farrell (arrived at 9:49 a.m.), Recording Supervisor Emily Howell (arrived at 10:03 a.m.), HR Director Marty Danner (arrived at 10:05 a.m.), Weed & Pest Superintendent Cory Flatt and Sr. Administrative Specialist Hayli Marcilliat (arrived at 10:09 a.m.), Facilities Project Manager Desiree Brumley (arrived at 10:10 a.m.), Assistant Facilities Director Carl Dille and Facilities Office Manager Becky Kearsley (arrived at 10:15 a.m.), Parks Director Nicki Schwend (arrived at 10:25 a.m.), and Deputy Clerk Jenen Ross. Budget workshops were considered as follows:

Fleet:

- 'A' budget: Working with HR to have 2 positions reclassified.

- 'B' budget:
    - Oil – increased $2000 to accommodate taking on work for the Ambulance District

- Service contracts – reduced by $70,000
- Radar equipment – increased by $2000
- Computer equipment – reduced by $5225
- Small equipment – increased by $8000 to install shelving in the new building
- Upfitting vehicles – increased by $10,000
- Police vehicles – reduced by $30,000 by removing a few patrol vehicles but accounting for a new animal control truck and box
- General vehicles – reduced $180,000

Following a discussion regarding the overtime line item and accounting for the move from comp. time to overtime, Director Tolman would feel comfortable in increasing the overtime line to $3000. The Board is supportive of this revision.

Based on a question from Commissioner Brooks regarding the shop fees revenue line item, Director Tolman feels confident in the number he's included in his budget.

The mileage line item will be reduced due to the usage of fleet pool vehicles vs. actual mileage payouts. This line will be changed to $21,000 with Board support.

The Board encouraged Director Tolman to evaluate the auction of fleet vehicles, suggesting that some could be sold at audition through the county service and others through a private auction company.

Discussion ensued regarding the number of technicians and available space. KPI numbers indicate that 9 technicians would be the appropriate number for work done by the fleet shop, however, Director Tolman currently only has 4 technicians. Additionally, the current shop space would not support more technicians. It is believed that with the increased space incorporating the Poly Farm and increased work from outside sources, the revenue could support adding personnel. Commissioner Holton suggested adding the expense of 1-2 technicians to the budget to account for the expense even if they don't end up being filled. Commissioner Holton noted that he has concerns about compensation for the diesel mechanics and would like to make sure those pay rates are comparable.

The presented budget will be taken under advisement.

The Board recessed from 10:14 a.m. to 10:19 a.m.

Facilities:

Director Britton reviewed a PowerPoint presentation which covered the following areas:

- Data highlights
    - FY26 $7,145,256 this is an increase of $305,841.62 from FY25 $6,839,414.38
- Accomplishments of fiscal year 2025

- Fiscal year 2026 goals and objectives
- Revenues
    - 333166, Capital grants: $24,750 – 3 HVAC units via grant money
    - 369158, LED Lights: $12,000 – Idaho Power reimbursement for LED lights
    - 369159, Paramedics maintenance: $32,000 – Paramedics maintenance reimbursements
    - 554427, Paramedic's maintenance: $35,000 – Paramedics maintenance supplies
- 'A' budget
    - Part-Time - $20,280
        - 2 Additional Part-Time Housekeeping Staff for Sheriff's Building for 6 months
    - New/Reclassified positions - $28,166.72
        - Journeymen Apprenticeship Certification Pay 1 Electrical 1st Year Apprenticeship (Finished 5-18-2025) - $2,601.23 1 HVAC 2nd Year Apprenticeship (Finished 5-18-2025) - $2,601.23
        - Applicators License PCN # 367 & PCN # 272 Cert pay at $.50 for Ornamental Applicators License - $2,608.00
        - Grade Changes $3,625.40 PCN# 874 Grade change to 12, 5 years of service - $3,625.40
        - Step Increase PCN #367 This step increase reflects 11 years of service and a move to Maintenance Tech 2. The employee should have been reclassified five years ago. This is a level-based adjustment, not a merit increase, in the amount of $7,752.78
        - Job Title Change PCN #416 Working on resolution with HR to move to Sr. Administrative Specialist current staff member has wrong job title not consistent. $6,370.08
- 'B' budget
    - 521109 – Engineers - $10,000
        - Decrease $5,000 (33%) from FY25
    - 531101 – Water/Sewer - $226,204
        - Increase of 6% from City of Caldwell $12804 New Sheriffs Building 6-month budget $8400
    - 531102 – Irrigation - $30,000
        - Increase $4,000 Irrigation increased due to new parking lot and Sheriffs Building
    - 531130 – Idaho Power - $764,850
        - 5% increase $34,350
        - New Sheriffs Building for 6 months $43500
    - 531104 – Intermountain Gas - $126,905
        - 3% increase $3,405

        - New Sheriffs Building for 6 months $10,000
    - 533301 – Service Contracts - $59,800
        - Increase $1,300
        - Acco service $11,900
        - Northwest Powers $16,500
        - SunBelt $26,000
        - GIS $2050
        - Desktop Alert Renewal $3,350
    - 533302 – Elevator Maintenance - $54,000
        - Increase $3,000
        - Young Elevator Service Contract $26,500
        - Elevator Maintenance $27,500
    - 533309 – Fire Alarm Services - $59,360
        - 6% increase $3,360
        - Fire Alarm Testing
        - Fire Sprinkler Testing
        - Fire Extinguisher Testing and recertification
        - New Elections
        - New Warehouse
        - Building Alarm Monitoring
    - 542215 – Satellite Equipment - $12,500
        - Decrease $2,500 (20%) from FY25
    - 546610 – Education and Training - $17,500
        - Decrease $7,232 (41.5%) from FY25
    - 554401 – Building Supplies & Materials - $128,500
        - Increase $26,500
        - Materials purchased for the upkeep of the buildings such as furniture, lamps,
        - ceiling tile, carpet, fixtures, etc.
        - Fair Grounds added to Budget $10,000
        - Parks added to Budget $5,000
        - Build frame for picture at Celebration Park, add storage room under stairs in
          museum and build kiosk at the east end of the complex at Celebration Park $5,000
        - Install Led lights throughout the county buildings $12,000 Rebate available
    - 554402 – Ground Maintenance Supplies - $147,500
        - Increase $6,000
        - Facilities $72,000
        - Fertilizers Lawn Food Programs
        - Annual plantings

        - Increase $10,500 Replacement trees, bark, shrubs & bushes and sod
        - Sprinkler system upgrades, replacements and repairs
        - Ice melt, Liquid De-Icer, Snow shovels, Spreaders Added building to maintain both in winter and summer and price inflation
        - New Warehouse Building
        - New Elections Building
        - Fair grounds budget $15,000
        - Parks grounds budget $50,000
        - Add signs at DMV $500
        - New Light generator $4,000
    - 554410 - Janitorial Supplies - $100,000
        - Increase $13,000
        - Price increase for cleaning product
        - New Sheriff's Building
        - Parks Budget $10,000
        - Fair Budget $ 10,000
    - 554418 - Jail Repair & Maint. Supplies - $100,000
        - Increase $5,000
        - New line-item 3rd year to track Jail expenditures for Dale Haile, Annex, Pod 5, and Pod 6 Added budget number for maintenance and repair work orders
    - 554420 – Shop Supplies - $55,000
        - Increase $5,000
        - Items purchased in larger quantities to be used across multiple small projects. For example, purchasing a bulk package of screws, connectors, or a spool of wire to cover several individual outlet installations
    - 554427 Paramedics Maintenance Supplies $35,000
        - New Line item for equipment for the paramedics that is reimbursed
    - 554438 – Batteries - $7,500
        - Increase $1,000
        - Batteries for Facilities, Janitorial, grounds and security
        - Replace batteries in UPS systems
    - 554445 – Uniforms- $13,500
        - Increased budget $1,000
    - 554455 – Pest Supplies - $28,500
        - Increase $8,000
        - Western Exterminator Service Contract $28,500
    - 554491 – SWIJDC Repair & Maint. Supplies - $31,200
        - Increase $3,200
        - New line item to track Juvenile Detention Center expenditures
        - Added budget number for maintenance and repair work

        - Buy 2 Cortech beds for the behavioral cells $3,200
    - 577100 – Computer Equipment - $4,000
        - Decrease $14,684 (78%) from FY25
    - 577110 – Software - $14,900
        - Increase $4900
        - Software Licensing for:
        - AutoCAD
        - MicroMain $4,536
        - Continental
        - Alarm Lock
        - Lennel
        - New Elections Building ISR
        - Apex
- 'C' budget:

BUDGET CODE	CODE COST	COST	DESCRIPTION	DEPARTMENT
680220		$6,500.00	Remodel Bryans office in Assessor's	Assessor's
680220		$7,000.00	Old misdeameanor remodel for Juvenile Probation	Juvenile Probation
680220		$13,600.00	Frame in 7' wall near mechanical room and add storage cabinet/ Frame wall at end of Civil, remove existing cubicles plus removing 2 stub walls / New Tables in conference room, Replace cubicles in Civil area replace with 6 county built in cubicles/ build counter tops	Prosecuting Attorneys
680220 ->	**$35,100.00**	$8,000.00	Clerks Vault build additional cabinets	Clerk
680260		$14,000.00	Remove old transformer that was used for Pod 6	Facilities
680260		$5,000.00	Cut in door into existing office	Sheriff's Dale Haile Jail
680260 ->	**$29,000.00**	$10,000.00	Polyseal fix showers in pod 2 G	Sheriff's Dale Haile Jail
680270 ->	**$14,270.00**	$14,270.00	Install new flooring in Juvenile Detention	Juvenile Detention
680330 ->	**$9,000.00**	$9,000.00	Rebuild Fence for Bullpen at CCNU	Facilities
680340		$10,000.00	Install New power at the Fair Expo inside and outside for vendors	Facilities
680340 ->	**$15,000.00**	$5,000.00	Justice park moving historical signs and making it ADA accessible and use old courthouse bricks	Facilities
680410		$35,000.00	DDC controls ,fleet shop, exhaust fan jail roof, morgue	Facilities
680410		$13,500.00	New griding equipment for floors and shower areas	Facilities
680410		$15,800.00	2 New Metal Detector	Facilities
680410		$24,750.00	3 new hvac units for Juvy Detention (possible grant)	Facilities
680410 ->	**$101,183.00**	$12,133.00	Ada push button front entry	
682250		$43,500.00	Padded room Juvenile Detention	Juvenile Detention

- Discussion regarding line 680260, possible other options to $14,000 removal cost.

682270 ->	$27,000.00	$27,000.00	Remodel main office add 3 new offices and build 17 new cubicles	I T
683270		$76,000.00	Glass for Assessor's office and plat room glass	Assessor's
683270 ->	$106,000.00	$30,000.00	Install New storefront door at DMV	DMV
683340		$400,000.00	New Parking Lot off of Albany	Facilities
683340		$24,575.00	Parking lots reseal coat (Fleetshop,Admin Building,Justice Park parking lot)	Facilities
683340 ->	$479,575.00	$55,000.00	Judges parking gate replacement, add door into Courthouse, remove concrete to add more parking spots	Facilities
684110 ->	$22,100.00	$22,100.00	New Lawn mower	Facilities
684230		$82,500.00	Furniture for New Sheriffs Building 55 offices	Sheriff's New Building
684230		$19,000.00	6 confrence tables, 2 tables for breakrooms, 2 tables for for polygraph room	Sheriff's New Building
684230 ->	$116,500.00	$15,000.00	Juvenile Probation 10 rise up desk, new counters and removeing offices	Juvenile Probation
684240 ->	$55,000.00	$55,000.00	Install new Lenel VRX storing system and cameras	Facilities
684375 ->	$160,000.00	$160,000.00	Boilers for Dale Haile Jail.	Facilities
117-80-355-12-682270 ->	$20,000.00	$20,000.00	Remodel JJC judges chambers, build new table for jury deliberation room courthouse third floor,Re-skin existing JJC courtroom judge benches.	TCA
	$ 1,282,908.00	FACILITIES CAPITAL BUDGET TOTAL		

The Board would like to tour a couple of these projects sites prior to making a decision.

Mr. Rast brought to the Board's attention a MOA that was received from the City of Caldwell regarding the "quiet zone" effort for 9th and 12th avenues. The City of Caldwell has been working with Union Pacific and been presented a 50/50 cost share between Caldwell and Canyon County for $30,000 each. For the time being, the Board is supportive of adding this expense to the budget.

Commissioner Holton would also like to see a generator considered for the morgue.

The Board will take the budget as presented, with the changes noted, under advisement.

The Board recessed from 11:14 a.m. to 11:24 a.m.

Weed:
Director Britton reviewed a PowerPoint presentation which covered the following areas:

- Data Highlights
    - FY26 $543,750 this is an increase of $7,304.56 from FY25 $536,445.44

- Accomplishments of Fiscal Year 2025
- Fiscal Year 2026 Goals and Objectives
- FY26 Revenue
    - $180,000
- 'A' budget
    - Overtime - $20,000
        - Requesting overtime funding as we plan to phase out the use of comp time
    - New/Reclassified Positions - $15,046
        - Certification adjustments still working with HR on certification adjustments. $1.50 per Technician (3 certifications) $15,046 – PCN 581, PCN 067, PCN 066, PCN 457
- 'B' budget
    - 531103 Idaho Power - $3400
        - Increased by $400, percentage increase
    - 533301 Service Contracts - $1275
        - GIS Services - $1025
        - Idaho Springs Water - $250
    - 548370 Gopher Bounty - $27,000
        - Increase by $2,000
    - 554420 Shop Supplies - $2500
        - Increased $500
    - 554440 Small Tools - $800
        - Increased $600
    - 554445 Uniforms - $6000
        - Increased $200 3.5%
- 'C' budget
    - Shop awning addition – enclose awning to keep trucks out of the weather in the colder winter months - $32,500 (total cost is $65,000 but split with pest)

Board is supportive of moving the budget forward as presented.

A brief recess was taken for a break in the audio record.

Pest:
Director Britton reviewed a PowerPoint presentation which covered the following areas:

- Data highlights
    - FY26 $354,248 this is an increase of $36,469.54 from FY25 $317,778.46
- Fiscal year 2025 accomplishments
- Fiscal year 2026 revenue
    - $18,500
- 'A' budget

    - Overtime - $12,000
        - Requesting overtime funding as we plan to phase out the use of comp time
    - New/Reclassified Positions - $7,523
        - Certification Adjustments Still working with HR on certification adjustments. $1.50 per Technician (3 certifications) $7,523 – PCN 997, PCN 996
- 'B' budget - FY26 $111,150 this is an increase of $24,075 from FY25 $87,075
    - 531103 Idaho Power - $3400
        - Increased by $400, percentage increase
    - 533301 Service Contracts - $1275
        - GIS Services - $1025
        - Idaho Springs Water - $250
    - 548370 Gopher Bounty - $27,000
        - Increase by $2,000
    - 554420 Shop Supplies - $2500
        - Increased $500
    - 554440 Small Tools - $800
        - Increased $600
    - 554445 Uniforms - $6000
        - Increased $200 3.5%
- 'C' budget - FY26 $32,500 this is an increase of $31,000 from FY25 $1,500
    - Shop awning addition – enclose awning to keep trucks out of the weather in the colder winter months - $32,500 (total cost is $65,000 but split with weed)

Commissioner Holton motioned to adjourn the meeting, the motion was seconded by Commissioner Brooks and carried unanimously.

Copies of all documents reviewed are on file with this day's minutes.

The meeting concluded at 11:56 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR THE LANDFILL

The Board met today at 1:35 p.m. to conduct the FY2026 budget workshop for the landfill. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Landfill Director David Loper, Landfill Deputy Director Daniel Pecunia, COO Greg Rast, Facilities Director Rick Britton, and Deputy Clerk Monica Reeves. HR Director Marty Danner arrived at 1:53 p.m. Director Loper reviewed his budget with the following highlights:

- Total revenues proposed: $10,488,013

- Total expenses: $8,883,000
- $1,604,000 addition to the reserve account

- FY2026 B budget request is $140,000 more than last year primarily due to landfill expansion plans.
    - Install 2 new groundwater monitoring wells: $450,000

- Landfill fees are on track to reach $9,700,000
    - Board wants to increase this amount by 3%

Director Loper reviewed the "A" Budget, which includes an overtime amount of $60,000, as well as the individual line items of the "B" Budget. There was discussion on the following topics:

- Lobbyists
- SILD program
- Dust control options, evaporation pond
- Emergency generator
- Grader
- Credit card fees

Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to take the landfill budget under advisement and adjourn at 2:30 p.m. An audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR JUVENILE PROBATION

The Board met today at 2:40 p.m. to conduct the FY2026 budget workshop for the landfill. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Juvenile Probation Supervisor III Elda Catalano, Juvenile Probation Supervisor II Jose Orozco, COO Greg Rast, HR Director Marty Danner, and Deputy Clerk Monica Reeves. Mr. Orozco reviewed the FY2025 accomplishments and FY2026 goals.

Projected Revenues:
JCA/Parole Block: $399,092
Cigarette/Tobacco: $515,112
Lottery: $75,000
SUDS Reimbursement: $15,000
Community-Based Services: $250,000
Court Order Fees: $25,000
Probation Fees: $25,000

"A" Budget

Overtime: $10,000
Step & Grade adjustments for 9 JPO positions: $47,827

"B" Budget
Computer Equipment: $13,000
Office Furniture $12,000

Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to take the budget under advisement and adjourn at 3:07 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 29, 2025

ALCOHOLIC BEVERAGE LICENSE
The Board approved the following alcoholic beverage licenses for renewal:

- 25-122 ALCOHOL LICENSE RENEWALS: IOU Sushi II LLC dba IOU Sushi II; Short Stop Inc. dba Lake Lowell Market; Caldwell Bowling Center Inc. dba Caldwell Bowl; Kindred Vineyards LLC dba Kindred Vineyards; Red Top Market, LLC dba Red Top Market, LLC; and Tiki's Shave Ice, LLC dba Tiki's Shave Ice & Bar

APPROVED CATERING PERMITS
The Board approved an Idaho Liquor Catering Permit for:

- The Syringa Lounge for the Ketchum wedding reception on 6/8/25
- Ruszoni's Pizza for the Graham Wedding on 5/30/25
- Craft Lounge for a Silo event on 7/12/25
- Craft Lounge for a Silo event on 7/5/25
- Craft Lounge for a Silo event on 6/28/25
- Craft Lounge for a Silo event on 6/21/25
- Craft Lounge for a Silo event on 6/14/25
- Craft Lounge for a Silo event on 6/7/25

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 9:39 a.m. with county attorneys for a legal staff update. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Prosecutor Chris Boyd, Sr. Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, COO Greg Rast, and Deputy Clerk Jenen Ross.

Zach Wesley said there was a question about the Area of Impact law change related to communication to the cities about the process. He was able to speak with DSD about the

information that has been provided and the timelines that have been established. Mr. Wesley will email a draft letter to the Board for review which can then be sent to the cities from legal, DSD, or the Board that will provide more specific instructions to the city councils and mayors about the expectations and timelines.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:41 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Prosecutor Chris Boyd, Sr. Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, and COO Greg Rast. The Executive Session concluded at 10:35 a.m. with no decision being called for in open session.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting. The meeting concluded at 10:36 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER RESOLUTION APPROVING AN ALCOHOLIC BEVERAGE TRANSFER LICENSE FOR 2 GOAT MOMS, LLC DBA WHITE HORSE SALOON

The Board met today at 10:41 a.m. to consider a resolution approving an alcoholic beverage transfer license for 2 Goat Moms, LLC dba White Horse Saloon. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, and Deputy Clerk Jenen Ross. Commissioner Brooks said that he has reviewed the application which is for liquor, wine, and beer. ISP has signed off on the application, there is no criminal history and no legal reason not to sign. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution approving an alcoholic beverage transfer license for 2 Goat Moms, LLC dba White Horse Saloon (resolution no. 25-123).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 10:42 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH THE ADMINISTRATIVE DISTRICT JUDGE AND THE TRIAL COURT ADMINISTRATOR

The Board met today with the Administrative District Judge and the Trial Court Administrator. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Judge Thomas Whitney, TCA Benita Miller, Deputy TCA Chris Paulsen, and Deputy Clerk Jenen Ross. The following topics were discussed with the Board:

- Commissioner Holton wants to ensure the TCA is involved in any possible moves within the courthouse once the Sheriff's Office vacates
- Pivot to the cloud is continuing to move forward
- At this time there are no plans to bring back eviction court
- Sue Hill recently won a mental health advocate award

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 11:44 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR PARKS, CULTURAL & NATURAL RESOURCES

The Board met today at 1:34 p.m. for the FY2026 budget workshop for Parks, Cultural & Natural Resources. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Director Nicki Schwend, Assistant Parks Director Michael Farrell, COO Greg Rast, Facilities Director Rick Britton, and Deputy Clerk Monica Reeves. Director Schwend reviewed the FY2025 highlights; the completed capital improvement projects; grant award successes; FY2026 goals; and a review of the department-generated revenues.

The Parks Revenue Budget Line 334154 will total $593,680, the addition of $328,140 and $265,540 in anticipated State Parks reimbursements.

During FY26, they will request BOCC action to increase user fees at Celebration Park. These fees ($2/vehicle for day use and $5/vehicle overnight) have not been reviewed in 20+ years and are low compared to rates at similar recreational sites with similar amenities in our region.

- Idaho State Parks: $7 motor vehicle entrance fee all State Parks, $14/night for a basic (nonelectric) campsite at Bruneau Dunes State Park.
- Boise National Forest: $20+ per night for standard nonelectric campsite at Bad Bear and Edna Creek Campgrounds (Hwy 21 near Idaho City).
- Idaho Power: $15-20 per night for tent site, $20-25 per night for RV site at C.J. Strike Campgrounds.
- Army Corps of Engineers: $20/night for standard nonelectric tent or RV site at Macks Creek Park near Arrowrock Reservoir.

Impacts of this fee adjustment on revenue projections will depend on the amount of the fee increase, and when it takes effect. For park visitors, it would make the most sense for the increase to take effect at the beginning of the calendar year (January 2026) so that we can honor current season passes through the end of calendar year 2025.

"A" Budget - Personnel

Parks historically has used comp time for unscheduled and unanticipated events, staffing issues, and emergencies. Parks is proposing to move to overtime pay. Based on a review of comp time usage from 2024 to current, we are proposing to budget for $5,000 in overtime for FY26.

Part-Time $232,000

4 P/T employees year-round (51 weeks) for winter coverage

12 P/T (35 weeks, Oct-Nov and March-Sept) for main field trip season

- In the first seven months of FY24, 9,200 students took advantage of our educational field trips. We expect to exceed FY23 numbers by 10% or more.
- Increased demand and classroom sizes have forced our Stories in Stone and Lake Lowell fieldtrip programs to increase our annual scheduling capacity by two solid weeks since FY 2023 –

Temporary $17,280

4 Temporary Full-Time Canoe Science Camp employees for 6 weeks in June and July

"B" Budget – Operating Expenditures

$2,000 for computer expenditures

Excluding Capital Improvements, the Parks "B" budget request decreases by $11,700 for FY26.

A comparison of the Capital Improvements Parks, "B" Budget is as follows:
The Purchase of Land request of $400,000 is a rollover request of unused FY25 funds into FY26. No new taxes are needed for this request in FY26, it can simply carry forward.

The Capital Construction Contracts request of $480,000 for the Celebration Park Boater Improvement Phase 1, grant project is comprised as follows):

- a rollover of $250,000 of unused FY25 funds
- new taxes in the amount of $230,000 in FY26
- anticipated reimbursement of $328,140 at project completion in FY26.

The Capital Improvements Contracts request of $275,000 for the anticipated award of Celebration Park Boater Improvement Phase 2 Barb, grant project is comprised as follows:

- new taxes in the amount of $275,000
- anticipated reimbursement of $265,540 at project completion

The other improvements request of $150,000 is for continuation of improvements to the Canyon County Gun Range & Training Complex. This is the same amount as requested in FY25.

As a total, the FY26 Capital Improvements, Parks "B" Budget appears to increase by $385,000 ($1,305,000 – $920,000), however $650,000 of the total $1,305,000 request is from unused FY25 funds; Parks is requesting to have that $650,000 of previously taxed funds rollover into FY26. That $650,000 requires nothing in new taxes, meaning only $655,000 of the total FY26 request needs new tax money. Factoring these rollover funds into the equation, Parks FY26 request is $265,000 lower than in FY25.

FY26 Capital Improvements Budget Request $1,305,000
Rollover Funds from FY25 - $650,000
FY26 Capital Improvement new tax needs $655,000
FY26 Capital Improvement new tax needs $655,000
FY25 Capital Improvement Budget -$920,000
FY26 Capital Improvement (decrease) -$265,000

Of the $655,000 in new taxes needed for Parks FY26 Capital Improvements projects, there are anticipated reimbursements in the amount of $593,680 that will be realized upon the completion of the two Phases of the Celebration Park Boater Improvement grants.

"C" Budget – Capital Budget

WIF Grant (Celebration Park Boater Improvement, Phase 1) $480,000
WIF Grant (Celebration Park Boater Improvement, Phase 2,) $275,000
Gun Range Improvements $150,000
Purchase of Land $400,000
Archival Exhibit Display Cases (Crossroads Museum) $5,000

Following Director Schwend's review, Clerk Hogaboam had comments regarding the levy and said this level of gap will necessitate a discussion about levying. The meeting adjourned at 2:25 p.m. An audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR MISDEMEANOR PROBATION

The Board met today at 2:43 p.m. for the FY2026 budget workshop for Misdemeanor Probation. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Misdemeanor Probation Supervisor II Jeff Breach, Misdemeanor Probation Supervisor I Mary Gomez, COO Greg Rast, and Deputy Clerk Monica Reeves. Mr. Breach reviewed the FY2025 accomplishments and the FY2026 goals and objectives.

Revenue Sources:
Two forms of revenue are generated: The first is Cost of Supervision (Idaho Code 20-225 and Idaho Code 31-3201D) which is set at $60 per month by the Board of Commissioners and Administrative District Judge. It should be noted that the Court can reduce or waive this fee if they deem appropriate. The law also requires that the first $1 of the payment go to POST to fund the Misdemeanor Probation Officer Academy. The second form of revenue that we generate is the Community Service Workers Comp Fee (Idaho Code 31-3201C) which is set by statute at $0.60 per hour. This fee is used to pay the workers comp fees for the community service workers. This is largely a pass through, but we the $0.60 per hour tends to be more than is needed to pay the state workers comp. Thus, a small revenue is generated. This fee can also be waived by the Court if deemed appropriate

FY2026 Revenue Projection of $459,445

- Mr. Breach is forecasting $448,445 in cost of supervision revenue for FY26. I came to this projection by using the 3-year average for FY24, FY23, and FY22. This is down from the revenue that was projected for FY25 ($452,626). In looking at the cost of supervision collections for this year, it is likely that we will not meet our forecasted FY25 cost of supervision revenues.

- Mr. Breach found the workers comp fee to be harder to predict. A 3-year average of our three most recent completed fiscal years gives us an average of $12,334, but the reality is that the number of referrals to this program have gone down in recent years. They are not on track to meeting the FY25 projected revenue of $13,041. He chose to forecast a more conservative amount of $11,000 for FY26.

FY2026 Requested: $1,220,954
A Budget
- $1,191,389
    - $5,000 for Overtime
    - No new positions requested
    - No recommended step in grade adjustments from HR

B Budget
- $29,565
    - FY26 requested down from FY25 by $10,385

COO Rast said the budget should include an adjustment for the Mr. Breach that was recommended by the HR Director. He will have a conversation with the Director Danner and come back with more information. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to take the budget under advisement noting that some changes will be made and a follow-up meeting will include HR Director Danner, and to adjourn at 3:13 p.m. An audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP FOR TRIAL COURT ADMINISTRATOR

The Board met today at 3:33 p.m. for the FY2026 budget workshop for the Trial Court Administrator. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Clerk Rick Hogaboam, Chief Deputy Clerk Jess Urresti, Controller Kyle Wilmot, Administrative District Judge Thomas Whitney, Auditing Supervisor Sarah Winslow, TCA Benita Miller, Deputy TCA Chris Paulsen, Court Budget Analyst Tammy Brown, Marshal Jim West, other interested employees, and Deputy Clerk Monica Reeves. TCA Miller reviewed the budgets under Trial Court Administration which include: District Court; Drug Court; Misdemeanor DUI Court; Juvenile Drug Court; Veteran's Court; Court Facilities; Mental Health Court; Family Court Services; and Court Device. The TCA is seeking a full-time court assistance officer position to replace the part-time position that was approved last year. The TCA is also asking HR to look at four (4) judicial assistant positions. Commissioner Holton read a note from COO Rast, who had to leave, regarding his concern with the part-time and full-time amounts and the number of positions requested. Clerk Hogaboam said the treatment court 122 fund is spending more than they bring in and the fund balance has gone down four years in a row and at some point, fund balance won't be sufficient to carry this. TCA Miller spoke about the decreases in revenue, and she believes it is balancing out. She plans to ask the state for assistance. A copy of the FY2026 budget narrative and related budget documents are on file with this day's minute entry. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to take under advisement and accept it as-is and wait for the updates. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 4:51 p.m. An audio recording is on file in the Commissioners' Office.

MAY 2025 TERM
CALDWELL, IDAHO MAY 30, 2025

APPROVED CATERING PERMITS
The Board approved an Idaho Liquor Catering Permit for:

- Heritage Social to be used on 6/7/25 for the Price wedding

ALCOHOLIC BEVERAGE LICENSE
The Board approved the following alcoholic beverage licenses for renewal:
25-124 ALCOHOL LICENSE RENEWALS: Melba Pizza Extreme LLC dba Melba Extreme Pizza; Gallegos Meat Market 2 LLC dba Gallegos Meat Market #2

CANVASS MAY 20, 2025 ELECTION RESULTS
Copy of results included with this day's minutes

THE MINUTES OF THE FISCAL TERM OF MAY 2025 WERE READ AND APPROVED AND FOUND TO BE A SUMMATION OF THE PROCEEDINGS OF THE BOARD OF CANYON COUNTY COMMISSIONERS, CANYON COUNTY IDAHO.

DATED this _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 2, 2025

No meetings were held this day.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 3, 2025

No meetings were held this day.

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

25-125 ALCOHOL LICENSE RENEWALS: Coronar LLC dba Los Mariachis Mexican Restaurant #2; Calle Café Inc. dba Calle; Thrifty Payless Inc. dba Rite Aid #5409; Pacific Sushi LLC dba Pacific Sushi

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 4, 2025

No meetings were held this day.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 5, 2025

No meetings were held this day.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 6, 2025

No meetings were held this day.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 9, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Shawna Cully, Sr. Administrative Specialist, new hire
- Kristen Bond, Juvenile Probation Officer I, new hire
- Tedford Winslow, System Administrator II, add lead pay

- Haley Hicks, Director of Elections, change to job title and wage grade
- Brendan Penrose, Maintenance Technician, transfer from Courts to Facilities

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering permit(s) for:

- Capitol Bar to be used on 6/14/25 for the Ivey wedding
- Capitol Bar to be used on 8/15/25 for the Shepard wedding
- The Swanky Saloon to be used on 6/25/25 for the Johnson wedding
- Black Dog Bar & Grill to be used on 10/25/25 for the Angiolini wedding
- Black Dog Bar & Grill to be used on 10/11/25 for the Blanchat wedding
- Black Dog Bar & Grill to be used on 9/26/25 for the Vella wedding
- Black Dog Bar & Grill to be used on 9/20/25 for the Black wedding
- Black Dog Bar & Grill to be used on 8/9/25 for the Simms wedding
- Black Dog Bar & Grill to be used on 7/18/25 for the Hammons wedding
- Black Dog Bar & Grill to be used on 6/21/25 for the Greco wedding
- Palace Event Center to be used on 6/15/25 for a horse race event
- Diamond Steakhouse to be used on 6/13/25 for the Piercy wedding
- Diamond Steakhouse to be used on 6/14/25 for the Montebello Estates wedding show
- Diamond Steakhouse to be used on 6/15/25 Montebello Estates wedding show
- Diamond Steakhouse to be used on 6/22/25 for the Angel wedding
- Diamond Steakhouse to be used on 7/12/25 for the Deer Flat Ranch Laender Festival
- Diamond Steakhouse to be used on 7/12/25 for the Koomler wedding
- Diamond Steakhouse to be used on 7/13/25 for the Deer Flat Ranch Lavender Festival

FY2026 BUDGET WORKSHOP #2

The Board met today at 9:30 a.m. for a FY2026 budget workshop #2 with the Sheriff's Office and the Assessor's Office. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Chief Deputy Sheriff Doug Hart, Assistant Facilities Director Carl Dille (left at 12:03 p.m.), COO Greg Rast, CCSO Financial Manager David Ivers, Cpt. Harold Patchett, Cpt. Ray Talbot, Lt. Martin Flores, Lt. Travis Engle, PIO Joe Decker, Other CCSO staff, Project Manager Desiree Brumley (left at 12:03 p.m.), Assessor Brian Stender (joined at 11:27 a.m.), and Deputy Clerk Jenen Ross. All CCSO personnel left the meeting at 11:09 a.m.

The budget presentations were as follows:

Sheriff's Office:

Chief Hart provided a brief review of their FY2026 budget workshop #2 outline, focusing on the following:

- Project no. 26-1, SWAT Body Armor – a revised bid was received from the vendor reducing the cost by $20,000; additionally, they've been in contact with a secondary vendor and are in the process of testing that equipment.
- Project no. 26-3: Equipment for the new Sheriff's Office – this has been reduced by $20,000.
- Project no. 26-4: they've met with an interior designer and requested a bid but have not yet received it. Facilities feels they will be able to build a large majority of the furniture for the new administration building with $165,000 added to that budget for materials. For items that cannot be built by Facilities, CCSO continues to negotiate the best prices.
- Projected excess revenue for FY2025 is $1,138,277.
- In the previous budget workshop, it was noted that they anticipated an approximate 'B' budget savings of $180,000 but after additional calculations the savings is only about $130,000. Ideally, this savings would be used for furnishing the new CCSO administration building.
- In regard to the Specialty Pay line item being added to the budget for FY2026, Controller Wilmot explained that in the past specialty pay was included in the overtime line so this is just a way to offer better tracking.
- $150,000 added for the new training facility at the gun range. This is a phased project and this year they are working to complete the critical items.
- About $150,000 was added back in to account for the part-time, unfilled courts and transport positions.
- Female detention facility: placeholder for discussion purposes.
- 390, Emergency Communications: All costs paid by grants or E911 funds so there are no additional costs to the county. There will not be any answers from IPSCC regarding grant amounts for the NexGen E911 until the fall. Currently they are working with Motorola to determine cost and if the best course is to move the existing equipment or purchase new. If new equipment is purchased, the old equipment can be sold to recoup some of the expense.
- Current crime data report: in 2024 there has been about a 17% increase in crimes against persons.
- Following a meeting with the HR Director regarding certain employees being properly placed within their grade, there is about a $78,000 increase (salary + benefits) in market adjustments for 19 employees that need to be done. Most of the employees are within grade, only one will necessitate a title and grade change.

- Discussion regarding ARPA as it relates to the new administration building: Expenses will be put at $6.5M and revenues will be put at $4.5M.

MEETING TO DISCUSS FEMALE DETENTION FACILITY - POND LANE:
Estimates have been obtained, and they are close to having a final design but for security reasons further discussion would be better in executive session.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE
Commissioner Van Beek made a motion to go into Executive Session at 10:03 a.m. pursuant to Idaho Code, Section 74-206(1) (d) regarding records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Chief Deputy Sheriff Doug Hart, Assistant Facilities Director Carl Dille (left at 12:03 p.m.), COO Greg Rast, CCSO Financial Manager David Ivers, Cpt. Harold Patchett, Cpt. Ray Talbot, Lt. Martin Flores, Lt. Travis Engel, PIO Joe Decker, Other CCSO staff, and Project Manager Desiree Brumley. The Executive Session concluded at 11:07 a.m. with no decision being called for in open session.

Following the executive session, Commissioner Holton noted that more information will need to be collected. Commissioner Van Beek made a motion to task the Facilities department, Clerk's Office and Sheriff's Office with getting 90% completed construction drawings/blueprints to move forward in putting out an RFP for a contractor. The motion was seconded by Commissioner Brooks and carried unanimously.

A 3rd workshop will need to be scheduled before the Clerk's suggested budget.

A recess was taken from 11:09 a.m. to 11:27 a.m.

Assessor's Office:
Assessor Stender reviewed the following with the Board:

- Appreciative of the FY2025 market adjustments that were done and following a discussion with Director Danner, market adjustments have been removed from both DMV and Reappraisal budgets.
- 'A' budget: Currently the budget is funding one (1) part-time person who works the full year and one (1) 5-month temporary position. In exchange for these positions, Assessor Stender would like to hire one fulltime position back. Additionally, his budget will no

longer be contributing to the Sr. Systems Analyst position. Overall, the total cost of this adjustment should be a wash with a possible $10,000 increase.
- Review of Cost Tables with Parcel Growth document.
- Line 521120, Reduced to $148,000, lowered by $22,000. The cost didn't increase quite as much this year.
- Line 684221, ProVal/Aumentum upgrade – there are 3 options available: Canyon County only, County Consortium, or State of Idaho purchase.

Discussion ensued regarding glass door at the DMV, storefront glass in the Reappraisal division and an office remodel.

- $6500 for Assessor's office remodel, will provide more usable space
- $76,000 glass storefront for reappraisal will likely have to wait
- $30,000 for a door on the Title/Registration side of the DMV, Assessor Stender feels this is necessary as it will likely be 2-3 years before ITD would take over all functions of DMV services.

As an administrative matter, Commissioner Holton made a motion to continue the meeting to consider matters related to county assistance to 1:30 p.m. and that the action items regarding new alcoholic beverage licenses to 3:00 p.m. The motion was seconded by Commissioner Van Beek and carried unanimously.

Assessor Stender continued with his budget meeting reviewing documents that showed the FY26 DMV Forecasted Revenue and FY25 DMV Actual Revenue

All documents reviewed during the workshop are on file with this day's minutes.

Commissioner Holton made a motion to take the presentation under advisement and adjourn until 1:30 p.m. The motion was seconded by Commissioners Brooks and Van Beek and carried unanimously.

The meeting concluded at 12:16 p.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 1:31 a.m. to consider matters related to County Assistance. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of County Assistance Yvonne Baker, Case Manager Kellie George, Case Manager Jenn Odom, Clerk Rick

Hogaboam, Controller Kyle Wilmot, Elections Supervisor Haley Hicks, Chief Deputy Clerk/Director of Court Operations Jess Urresti, COO Greg Rast, and Deputy Clerk Jenen Ross.

The following cases were presented for Board consideration:

Case no. 2025-19: Following the investigation, it has been determined that the decedent meets the eligibly criteria for county assistance. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve case no. 2025-19 as presented.

Case no. 2025-16: This case was previously presented for Board consideration but tabled in order for the County Assistance office to seek a legal opinion. It has been established that Canyon County is the obligated county. The funeral home has sited code that they feel obligates the county for payment, but a cremation authorization has been signed by the decedent's brother which the County Assistance office believes releases the county from obligation and that the county is not the payer of last resort. Additionally, there appear to be assets in excess of $1000. The County Assistance office is still awaiting a response from the Prosecutor's Office. Commissioner Van Beek made a motion to decline the application as the county is not the payer of last resort and there are identified assets that the funeral home or brother may apply to be the personal representative to liquidate the assets. The motion was seconded by Commissioner Brooks and carried unanimously.

Case no. 2025-18: The decedent has been found to be a Canyon County resident and appears to have assets such as a motorhome, vehicle, checking account, tools and other personal belongings. They do not meet the eligibility criteria for indigency. A daughter has indicated that she is not in a position to be able to assist with cremation. Commissioner Van Beek made a motion to deny the case as the county is not the payer of last resort and the Treasurer's Office could seek assets. The motion was seconded by Commissioner Brooks and carried unanimously.

Case no. 2025-20: The decedent was a Canyon County resident, had a vehicle but the location is unknown. A daughter participated in the interview but has no real information about him, is unable to obtain any information from the Veterans Administration and has indicated she is not able to assist with any cremation expenses. The County Assistance office is not aware of any readily available assets. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the case for cremation as the decedent appeared to be indigent and is a resident.

The meeting concluded at 1:42 p.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP #2 FOR THE CLERK'S OFFICE

The Board met today at 1:44 p.m. for a FY2026 budget workshop #2 for the Clerk's Office. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Director Community Assistance Yvonne Baker, Case Manager Kellie George, Case Manager Jenn Odom, Elections Supervisor Haley Hicks, Chief Deputy Clerk/Director of Court Operations Jess Urresti, COO Greg Rast, and Deputy Clerk Jenen Ross.

Clerk Hogaboam reviewed the budgets as follows:

- Clerk of the Court: No changes
- Recorder: Requesting a $4000 increase for a notification system for deeds; Helion offers the service for $4000 annually. Based on questions from the Board, Clerk Hogaboam will do some additional research. Commissioner Holton suggested an executive session may be necessary to discuss further.
- Audit: Overall a $29K decrease mainly due to repurposing of a PCN. Clerk Hogaboam feels that a certain amount of specialty pay should be contemplated within his budget as Chief Deputy Treasurer Onofrei will be providing training and assistance directly to the Clerk's divisions. At the end of the year a journal entry could be done to account for this since Mr. Onofrei's salary is paid from the Treasurer's budget. The amount to be added is $5000 and the Board is supportive of this adjustment.
- Elections: No changes
- Consolidated Elections: Adjustment for title and salary grade change of the Elections Office Manager position to the Director of Elections.
- County Assistance: Budget reduced due to reclassification/repurposing of a PCN.
- Clerk salary is now paid entirely from the Audit budget vs. broken up amongst several budgets.

Controller Wilmot noted that first quarter costs for the transition period with ADP is still being worked through.

Commissioner Holton made a motion to take the changes under advisement. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 2:16 p.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 2:42 p.m. to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Director Jay Gibbons, Assistant DSD Director Joshua Johnson, Planning Supervisor Dan Lister, Representatives for Stadium Subdivision and Alpine View Estates, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Final Plat for Stadium Subdivision No. 2, Phase 1, Case No. SD2020-0027: Director Gibbons gave a brief staff report noting that the eight conditions set at the preliminary plat stage have been met. Commissioner Brooks made a motion to authorize the Chairman's signature on the final plat. The motion was seconded by Commissioner Van Beek and carried unanimously.

The Board recessed from 2:34 p.m. to 2:38 p.m.

Final Plat for Alpine View Estates, Case No. SD2024-0013: Mr. Lister gave a brief staff report stating that the nine conditions of approval have been met and the final plat is ready for Board approval and the Chairman's signature. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to approve the final plat for Alpine View Estates, case no. SD2024-0013 as presented.

The Board recessed from 2:40 p.m. to 2:42 p.m.

Consider FCOs, Development Agreement, and Ordinance for MDC, LLC., Case No. CR2022-0016: Mr. Lister said this case was heard on March 31, 2025, and outlined the findings as defined by the Board at that hearing. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the FCOs, Development Agreement, and Ordinance for MDC, LLC., Case No. CR2022-0016 (agreement no. 25-051 and ordinance no. 25-008).

Consider FCOs, Development Agreement, and Ordinance for Goodwin, Case No. RZ2022-0016: Mr. Lister provided a brief overview of the case and the conditions outlined by the Board on May 6, 2025. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the FCOs, Development Agreement, and Ordinance for Goodwin, Case No. RZ2022-0016 (agreement no. 25-050 and ordinance no. 25-007).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 2:48 p.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 3:08 p.m. to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Commissioner Brooks noted that both of these licenses are for beer and wine for consumption off premises and that everything looks to be in order.

Consider a resolution granting a new alcoholic beverage license to Nampa Hotel Partners LLC dba Towneplace Suites Nampa: Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution granting a new alcoholic beverage license to Nampa Hotel Partners LLC dba Towneplace Suites Nampa (resolution no. 25-126).

Consider a resolution granting a new alcoholic beverage license to Cinder Grey LLC dba Vape: Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution granting a new alcoholic beverage license to Cinder Grey LLC dba Vape (resolution no. 25-126).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 3:10 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 10, 2025

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

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Prosecutor Chris Boyd, Sr. Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Ben Cramer, Fair Director Diana Sinner, Parks Director Nicki Schwend, Construction Project Manager Desiree Brumley, Office Manager Becky Kearsley, Solid Waste Director David Loper, COO Greg Rast, and Deputy Clerk Jenen Ross.

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

Commissioner Van Beek made a motion to go into Executive Session at 9:34 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and

to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal staff and other participants. The Executive Session concluded at 9:54 a.m. with no decision being called for in open session.

Following the executive session, the action items were considered as follows:

Former Employee agreements: Commissioner Van Beek made a motion to sign the agreements as presented by legal staff. The motion was seconded by Commissioner Brooks and carried unanimously (agreement nos. 25-052 and 25-053).

Consider Resolution Making Reappointments to the Historic Preservation Commission: Director Schwend said that both Mr. Wesley and Mr. DeFord have served the Board well for many years and are willing to continue serving. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution making reappointments to the Historic Preservation Commission (resolution no. 25-128).

Consider Agreement with Paul Maurer Shows for the Canyon County Fair Carnival: Director Sinner explained this is a 3-year agreement with two 1-year options; the contract is similar to previous years. It has been a good working relationship, and revenues have increased with this carnival. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the agreement with Paul Maurer Shows for the Canyon County Fair Carnival (agreement no. 25-059).

Consider Wood Waste Removal Agreement with Timber Creek Recycling: Director Loper said this agreement has been in place for several years. The FY25 contract remains as-is but this contract is for moving into FY26. There were additional clauses written into the agreement for early termination and the bond language was removed. In regard to compensation for grinding services, they've come up with an escalator clause. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Wood Waste Removal agreement with Timber Creek Recycling (agreement no. 25-058).

Consider Crushing Recycle Services Agreement with Timber Creek Recycling: Director Loper said this contract is similar to the wood waste removal agreement. Concrete will be crushed to a pit-run consistency which will be used at the landfill. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Crushing Recycle Services agreement with Timber Creek Recycling (agreement no. 25-057).

Consider Canyon County Engagement with Mountain States Appraisal, LLC: Mr. Bazzoli said this is the standard engagement for appraisals for properties identified by the Board. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the Engagement with Mountain State Appraisal, LLC (agreement no. 25-056)

Consider ITD Gopher Control Cooperative Agreement; and Consider ITD Agreement for Noxious Weed Control: Becky Kearsley explained that these agreements are in place with ITD to take care of the roadsides. There is no change to the contract from last year. Last year the county did not bill for the full contract as this work is done during slower times for the county, it does not supersede county work. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the ITD Gopher Control Cooperative agreement (agreement no. 25-055) and ITD Agreement for Noxious Weed Control (agreement no. 25-054).

Consider Resolution Authorizing Quitclaim Deeds to Memorialize a Boundary Adjustment Between County Owned Parcels; and Consider Two Quitclaim Deeds for County Owned Properties: Mr. Bazzoli provided some brief information, but Commissioner Van Beek would like some additional information once Director Britton and Mr. Wesley are back in the office. Commissioner Holton motioned to postpone these action items to Tuesday, June 17 at 2:00 p.m. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Holton made a motion to recess the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:25 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP #2 FOR THE COUNTY FAIR

The Board met today at 10:34 a.m. for FY2026 budget workshop #2 for the county fair. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Fair Director Diana Sinner, HR Director Marty Danner, COO Greg Rast, and Deputy Clerk Jenen Ross.

Director Sinner addressed the three follow-up items from her first workshop as follows:

- $236,700 in URA funds was added to both revenue and expense within the county fair building budget.

- Following an analysis done with audit on overtime, comp time has been removed and $15,000 was added to overtime for hourly employees.
- The quote for a microphone to be used in the exhibit hall is $12,000 with a $27,000 service contract. COO Rast believes the service contract can be negotiated to include the microphone.

Fee increases for the 2026 fair will be worked through this fall. Director Sinner explained that admission tickets would all increase by $2.00, wristbands which are good for all fair days would increase from $15.00 to $20.00, and reserved concert seats would increase from $35.00 to $40.00. Ms. Sinner will work with legal after fair this year in preparation of Board consideration.

In response to a question from Clerk Hogaboam regarding a potential land swap, Mr. Rast believes it will be a neutral swap and the budget doesn't need to be adjusted.

Commissioner Holton motioned to take the information presented under advisement and move forward with the budget process. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the meeting was adjourned at 10:43 a.m. An audio recording is on file in the Commissioners' Office.

PRESENTATION BY DEER FLAT NATIONAL WILDLIFE REFUGE REGARDING LETTER OF SUPPORT

The Board met today at 2:34 p.m. for a presentation by Deer Flat National Wildlife Refuge regarding a letter of support. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Sr. Chief Deputy Ingrid Batey, Parks Director Nicki Schwend, Assistant Parks Director Michael Farrell, Eddie Owens with DFNWR, COO Greg Rast, and Deputy Clerk Jenen Ross.

Mr. Owens gave a history of this land acquisition and the reason he's requesting a letter of support. He reviewed a PowerPoint presentation which covered the following:

- Deer Flat Land Acquisition
- Additional property added las year from BMK Tract
- Approximate total of 160-acres of refuge open to recreational opportunities

At the request of Commissioner Van Beek, Director Schwend spoke about the cooperative partnership between the organizations. Discussion ensued regarding possible cooperative agreement between the DFNWR and Canyon County.

Consider letter of support for land acquisition: Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to sign the letter of support for land acquisition.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting conclude at 3:13 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 11, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Sogol Ghadiri-King, Court Clerk III, promotion
- Charlotte Savage, Court Clerk II, promotion
- Homero DeLos Reyes, Heavy Equipment Mechanic, market conditions/new hire of new mechanic
- David Gilliam, Heavy Equipment Mechanic, new hire

CONSIDER THE TREASURER'S TAX CHARGE ADJUSTMENTS FOR MAY 2025

The Board met today at 10:02 a.m. to consider the Treasurer's tax charge adjustments for May 2025. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Treasurer Jennifer Watters, Prosecutor Chris Boyd, COO Greg Rast, and Deputy Clerk Jenen Ross. Treasurer Watters explained that the majority of the adjustments were due to missed homeowner exemptions and decisions by the BOCC and Board of Tax Appeal adjustments. The total adjustment for May 2025 is $29,475.58 (includes penalties and fees). Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the Treasurer's tax chare adjustments for May 2025.

The meeting concluded at 10:05 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP #2 FOR THE PROSECUTOR'S OFFICE

The Board met today at 10:32 a.m. for a FY2026 budget workshop #2 for the Prosecutor's Office. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Prosecutor Chris Boyd, Sr. Chief Deputy Prosecutor Ingrid Batey, Chief Deputy Aaron Bazzoli, Office Manager Melinda Longoria, COO Greg Rast, Fleet Director Mark Tolman (arrived at 10:33 a.m.), HR Director Marty Danner (arrived at 10:34 a.m.), and Deputy Clerk Jenen Ross.

Prosecutor Boyd reviewed the following with the Board:

- 'A' budget is not yet complete – They are struggling to compete with what is being paid by the State Public Defense for new and mid-level attorneys. Mr. Boyd anticipates being able to fund increased/competitive salaries with PCNs they will be able to return to the county due to better office efficiencies.
- Ideally, the Civil Secretaries will be reclassified to Paralegals to better reflect the work they do. The details of this change are still being worked through with HR.
- Overall, the FY2026 budget request is fairly flat as compared to last year.

The spreadsheet reviewed by Mr. Boyd is on file with this day's minutes.

A 3rd workshop for the Prosecutor's Office will be held on June 27th.
Commissioner Holton made a motion to take information under advisement until the next workshop. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 11:10 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP #2 FOR THE FLEET DEPARTMENT

The Board met today at 11:12 a.m. for FY2026 budget workshop #2 for the Fleet Department. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Fleet Director Mark Tolman, HR Director Marty Danner (left at 11:27 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross.

- New and reclassified positions: intention is to put 2 new positions in place and use them as needed. Director Tolman has worked with HR, they will leave on position open for part of the year and evaluate technician positions as a whole. The request is for 2 new positions and 2 reclassified positions. Recruitment for one position would start in January, the second position can be held back until there is space available. There will be some revenue to support the new positions as they will be brought on for the purpose of taking on more upfitting work for the Ambulance District. Discussion ensued regarding potential savings for the Ambulance District in bringing this under the County Fleet department.
- The shop fee line item will be increased to $210,000.

Commissioner Holton made a motion to take this under advisement and move forward with changes that have been discussed. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 11:41 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY LINDA AND CHARLES BOWERY FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO CONDITIONALLY REZONE PARCEL R24645, APPROXIMATELY 1.05 FROM, FROM AN "R-R" (RURAL RESIDENTIAL) ZONE TO A C-1 (NEIGHBORHOOD COMMERCIAL) ZONE; CASE NO. CR2023-0005

The Board met today at 1:31 p.m. for a public hear to consider a request by Linda and Charles Bowery for an amendment to the official zoning map to conditionally rezone parcel R24645, approximately 1.05 from an "R-R" (Rural Residential) Zone to A C-1 (Neighborhood Commercial) Zone, Case no. CR2023-0005. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Planning Supervisor Dan Lister, Other DSD Staff, Ben Holm, Linda Bowery, Charles Bowery, Cleon Hoagland, and Deputy Clerk Jenen Ross.

Linda Bowery offered testimony in favor of the request stating they would like to continue staging vehicles on the property.

Dan Lister gave the staff report and reviewed a PowerPoint presentation. This is a request for a conditional rezone of parcel R24645, approximately 1.05 acres from "R-R" (Rural Residential) to "C-1" (Neighborhood Commercial) zone. The request includes a development agreement limiting the commercial use to a contractor shop, staging area, and caretaker unit. Background and review of surrounding land uses were provided within the presentation.

Planning and Zoning recommended denial of the request noting that the following criteria could not be met:

- A.1: The request is not consistent with the 2030 Comprehensive Plan.
- A.2: When considering the surrounding land uses, the request is not more appropriate than the "R-R" zone.
- A.3: The request is not compatible with the surrounding land uses.

Charles Bowery said he agrees with what his wife, Linda Bowery, stated. He said when they started this process the 2040 plan indicated that his side of the road was going to be zoned commercial, but the 2030 plan indicates it will be zoned "R-R". Mr. Lister said the City of Nampa's previous comprehensive plan showed this to be a commercial area at one but they have since changed their plan to meet the county's plan which is residential. This property falls under the county's comprehensive plan until the point it's annexed into the city.

Ben Holm is a neighbor and supports the Bowery's request. He indicated that other surrounding neighbors are also supportive of the request.

Board questions were addressed by Mr. Lister and Ms. Bowery. Mr. Lister clarified that a staging area specifies that it is mostly just for storage and employees on site are not congregating; it is not meant to be a contractor shop or yard. Ms. Bowery said that generally there is nothing stored on site. Commissioner Holton said that in conjunction with the rezone a condition use permit would also be necessary.

Commissioner Brooks motioned to close public testimony. The motion was seconded by Commissioner Van Beek and carried unanimously.

The Board deliberated the eight evaluation criteria questions. Mr. Lister explained that the Planning and Zoning Commission was able to find in the affirmative for questions 4-8, but not questions 1-3 as indicated above.

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?
The Board found that the proposed conditional rezone is not generally consistent with the comprehensive plan.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
The Board found that when considering the surrounding land uses, the proposed conditional rezone is not more appropriate than the current zoning designation.

3. Is the proposed conditional rezone compatible with surrounding land uses?
The Board found the proposed conditional rezone is not compatible with surrounding land uses.

The Board concurs that questions 4 through 8 do meet the criteria.

Commissioner Van Beek motioned to deny case no. CR2023-0005, a conditional rezone of parcel R24645 from an R-R residential zone to a C-1 neighborhood commercial zone as presented and supported by staff and the planning and zoning commission. The motion was seconded by Commissioner Brooks and carried unanimously.

Mr. Lister said the FCOs will be presented for Board consideration at a later time.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 2:51 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 12, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Jennifer Allen, Sr. Administrative Specialist, transfer from HR to the Landfill

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permit(s) for:

- V-Cut Lounge to be used on 6/14/25 for a wine tasting event
- Brown Beard Brewing Company LLC to be used on 6/15/25 for a Father's Day event
- Prefund Beer Bar II to be used on 6/28/25 for the Jones/Bautista wedding

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

The Board met today at 9:41 a.m. for a meeting with county attorneys for a legal staff update and to consider an action item. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, and Deputy Clerk Jenen Ross. The action item was considered as follows:

Consider a resolution for reappointment to the Canyon County Mosquito Abatement District Board of Trustees: Commissioner Brooks stated that an email was received from Director Jim Lunders notifying the BOCC that the Mosquito Abatement Board is in full support of Ms. Dittenber being reappointed. Following a phone conversation with Mr. Lunders, Commissioner Brooks said there is unanimous support for reappointment of Ms. Dittenber. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution reappointing Tammy Dittenber to the Canyon County Mosquito Abatement District Board of Trustees (resolution no. 25-129).

There were no matters for discussion as part of the legal staff update.

The meeting concluded at 9:43 a.m. and an audio recording is on file in the Commissioners' Office.

DSD General Business

The Board met today at 10:31 a.m. for a DSD general business meeting. Present were: Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks, DSD Director Jay Gibbons, Assistant DSD Director Joshua Johnson, Director of Constituent Services Aaron Williams, COO Greg Rast, and Deputy Clerk Jenen Ross.

Director Gibbons and Assistant Director Joshua Johnson reviewed reports which covered the following:

- Administrative land division process summary

    - Research
    - Public Outreach
    - Board Workshop
    - Draft Ordinance
    - Planning Commission Hearing
    - Board Hearing

- Year-over-year comparison: June 2024-2025
    - Zoning applications by number
    - Zoning applications by revenue
    - Building applications by number
    - Building applications by revenue
    - Code enforcement violations
    - Development revenue comparison

The Board requested data on the number of phone calls into DSD, including duration, as a metric to determine how much staff time is used by phone inquiries.

The road ordinance hearing is scheduled for July 31st, and information will be presented to the Board prior to the hearing.
Director Gibbons said they have advertised for P&Z commissioners but have not yet received any applications. The Constituent Services office will work with Mr. Gibbons to refresh the noticing, and Mr. Williams noted that he's spoken with some community members that may be interested.
Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.
The meeting concluded at 10:58 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP #2

The Board met today at 1:38 p.m. for FY2026 budget workshop #2. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Landfill Director David Loper (left at 2:12 p.m.), TCA Benita Miller (joined at 2:33 p.m.), Court Budget Analyst Tammy Brown (joined at 2:33 p.m.), COO Greg Rast, and Deputy Clerk Jenen Ross.

Budgets were reviewed as follows:

Solid Waste Department:

Director Loper presented a document to the Board which reflects changes to projected revenues and expenses. The line changes were reviewed as follows:

- Landfill fees: changed to $9,991,000 includes projected 3% increase from FY2025 number.
- Professional consultants: $120,000 reduced by $25,000
- Misc. professional services: $4,341,400, increased by $2,111,400, Director Loper provided information as to what is encompassed within this line item.
- Well monitoring: $40,000, reduced by $10,000
- Gasoline: $35000, reduced by $5000
- Diesel: $340,000, reduced by $35,000 – Commissioner Holton suggested looking into larger storage tanks for next fiscal year in order to potentially buy in bulk and force competition.
- Refrigeration unit removal: $2000, reduced by $3000
- Landfill expansion: $25,000, reduced by $25,000
- Misc. rental: $10,000, reduced by $15,000
- Well field construction: $15,000, reduced by $5,000
- Tires: $45,000, reduced by $5000
- Stormwater control supplies: $15,000, reduced by $5000
- SILD supplies: $10,000, reduced by $5000
- Misc. supplies: $10,000, reduced by $5000
- Small equipment: $5000, reduced by $5000
- Trucks and pickups: $0, reduced by $65,000
- Heavy equipment: $695,000, reduced by $5000

Total expenses $10,776,455, total revenues: $10,779,013

Based on a question from Clerk Hogaboam, Director Loper clarified that the miscellaneous professional services line is based on a percentage of the total landfill fees. Clerk Hogaboam requested that the defined percentage amount be noted on the record. Mr. Rast explained that in working with Director Loper, they've determined that a 40% admin fee would be proportionate to the revenue; this would be a rolling 40%. The Board is favorable to this suggestion.

Commissioner Holton made a motion to take this under advisement and move it forward. The motion was seconded by Commissioner Brooks.

The Board recessed from 2:12 p.m. to 2:33 p.m.

Trial Court Administrator:

TCA Benita Miller reviewed the following with the Board:

District Court budget:

- Part-time: reduced by $25,350 by removing a part-time court assistance officer; per Ms. Miller a full-time position was approved by the Board at the previous workshop.
- Guardian ad litem: reduced by $65,000
- A line item for radio equipment was added; $5800 was moved from protective gear to radio equipment
- New/reclassified positions: market adjustments will be necessary for 3 positions which will be an increase of $18,867.42; the total for that line item will be $29,840.42

Family Court Services budget:
- No changes since the first workshop

Court Device budget:
- No changes since the first workshop

Court Facilities budget:
- No changes since the first workshop

Mental Health Court budget:
- No changes since the first workshop

Drug Court budget:
- No changes since the first workshop
- Part-time: revenue will be received from the state for the $33,883, additionally, Gem County will be invoiced. Essentially, Canyon County will work as a pass-through for the funds. Discussion ensued regarding accounting for the monies in the revenues line.

DUI Court budget:
- No changes since the first workshop

Veterans Court budget:
- No changes since the first workshop

Juvenile Drug Court budget:
- No changes since the first workshop

No further workshops are necessary for the Trial Court Administrator department.

Commissioner Holton made a motion to take under advisement as discussed and presented and move it forward. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

The meeting concluded at 2:48 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 13, 2025

FOLLOW-UP FY2026 BUDGET WORKSHOPS

The Board met today at 9:03 a.m. for follow-up FY2026 budget workshops. Present were: Commissioners Leslie Van Beek and Brad Holton, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, HR Director Marty Danner, Director of Misdemeanor Probation Jeff Breach (left at 10:19 a.m.), COO Greg Rast, Representatives with Caldwell Veterans (left at 10:04 a.m.), Coroner Jennifer Crawford (arrived at 10:22 a.m.), Parks Director Nicki Schwend (arrived at 10:52 a.m.), Assistant Parks Director Michael Farrell (arrived at 10:53 a.m.), and Deputy Clerk Jenen Ross.

Commissioner Holton introduced the meeting by explaining his understanding of how funding to community groups began and how they've been handled in previous years by other Boards. He noted that the county doesn't have the funds and that the county is in a compound declining income. Most groups were requested to show in statute or by explanation how their organization significantly reduces the costs for mandated services. Commissioners Holton and Van Beek expressed their frustration with HB389.

COO Rast reviewed the list of organizations that have requested funding and notes provided by Commissioner Brooks. Commissioners Holton and Van Beek expressed their thoughts on each of the organizations and their funding requests. The request and approval for each organization is as follows:

Southwest District Health (SWDH)
Requested: $2,452,835
Approved: $2,452,835

Caldwell Veterans Council
Requested: $36,500
Approved: $32,000

Treasure Valley Partnership (TVP)
Requested: $5580

Approved: $5580

Canyon Soil Conservation District
Requested: $30,000
Approved: $25,000

Western Alliance for Economic Development (WAED)
Requested: $20,000
Approved: $20,000

West Valley Humane Society (WVHS)
Requested: $240,000 operational and $100,000 for maintenance
Approved: $240,000 operational; $100,000 for maintenance within the Facilities budget (any remaining funds within the Facilities/maintenance budget will not be allocated to the WVHS)

Advocated Against Family Violence (AAFV)
Requested: $75,000
Approved: $0

Valley Regional Transit (VRT)
Requested: $82,218
Approved: $0

Treasure Valley Transit (TVT)
Requested: $33,172
Approved: $0

State Animal Damage Control Board
Requested: $2000
Approved: $2000

Commissioner Holton made a motion to let the record show the additions to the budget. The motion was seconded by Commissioner Van Beek and carried unanimously.

The Board recessed from 10:26 a.m. to 10:31 a.m.

Misdemeanor Probation:

- Director salary: Increase of $6513.25 (includes benefits); move from $96,082.48 to $101,493.60

The Board is supportive of this change.
Commissioner Holton motioned to accept the proposed changes and move this forward. The motion was seconded by Commissioner Van Beek and carried unanimously.

Human Resources:

- Director salary: Increase from $133,045.12 to $139,378.62 which reflects an increase of $7609.86 (includes benefits).

The Board is supportive of this change.
Commissioner Holton motioned to accept the proposed changes and move this forward. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioners:

- B Budget: Subscription line, increase to $1000.

The Board is supportive of this change.
COO Rast recused himself during the following portion of the meeting

- A Budget: Director Danner did an analysis of the COO position, and determined a 3% increase would be warranted strictly based on the position. Ms. Danner provided a history of Mr. Rast's salary. It is recommended to move his salary to $157,123.20 which would move him to a level 7 within grade 19. Commissioner Van Beek made a motion to approve the increase in salary for this position.

Commissioner Holton motioned to accept the changes. The motion was seconded by Commissioner Van Beek and carried unanimously. *At the conclusion of this discussion topic, Mr. Rast returned to the meeting.*
Mr. Rast recommended the compensation meeting scheduled for later today be rescheduled to July 7th at 3:00 p.m. Commissioner Holton made a motion to vacate this afternoon's meeting and reschedule to July 7th. The motion was seconded by Commissioner Van Beek and carried unanimously.
A meeting will be scheduled for next week to discuss the general budget, tort budget and ARPA.
Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting.
The meeting concluded at 11:06 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP #2 FOR THE CORONER'S OFFICE

The Board met today at 11:06 a.m. for the FY2026 budget workshop #2 for the Coroner's Office. Present were: Commissioners Leslie Van Beek and Brad Holton, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Coroner Jennifer Crawford, COO Greg Rast, Parks staff Nicki Schwend and Michael Farrell, and Deputy Clerk Jenen Ross.

Corner Crawford said she has worked with Director Danner regarding the change from comp. time to overtime, and based on the information known, the recommendation is to put the overtime line at $27,134. Commissioner Holton motioned to add this amount to the budget. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Holton made a motion to amend this part of the agenda to close this part of the workshop. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 11:09 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER FY2026 FUNDING REQUESTS FOR HISTORIC PRESERVATION ORGANIZATIONS

The Board met today at 11:11 a.m. to consider FY2026 funding requests for historic preservation organizations. Present were: Commissioners Leslie Van Beek and Brad Holton, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Parks Director Nicki Schwend, Assistant Parks Director Michael Farrell, COO Greg Rast, and Deputy Clerk Jenen Ross.

Director Schwend reviewed a PowerPoint presentation with the Board which gave a background of the Historic Preservation Commission, commission members, information about being a Certified Local Government (CLG), and what grant award monies can be used for and how the grant review process works. Director Schwend then provided information on the submissions received, the organizations and the projects. For fiscal year 2026 there were 16 applications received from 11 organizations. The organizations and projects were reviewed as follows:

American Legion, Post 18
Project #1: Chateau Exterior Paint & Restoration
Requested amount: $21,725
HPC recommendation: $21,725
Priority level: Urgent
HPC ranking: 1 of 16

Project #2: Chateau Due Diligence Survey
Requested amount: $10,400
HPC recommendation: $10,400
Priority level: High
HPC ranking: 6 of 16

Canyon County Historical Society
Project #1: Nampa Train Depot Museum Heating & Air Conditioning
Requested amount: $9187
HPC recommendation: $9187
Priority level: Urgent
HPC ranking: 2 of 16

Project #2: Nampa Train Depot Restroom Restoration
Requested amount: $17,900
HPC recommendation: $17,900
Priority level: Medium
HPC ranking: 12 of 16

Historical Society of Middleton

Project: Interpretive Sign for Trolley Station Grounds
Requested amount: $5900
HPC recommendation: $5900
Priority level: Medium
HPC ranking: 10 of 16

Idaho Civil War Volunteers
Project: Cannon Carriage for a Model 1841 Mountain Howitzer
Requested amount: $8300
HPC recommendation: $8300
Priority level: Low
HPC ranking: 16 of 16

Idaho PEO Chapter House
Project #1: Exterior Painting for PEO Chapter House/Dorman Mansion
Requested amount: $16,505
HPC recommendation: $16,505
Priority level: High
HPC ranking: 8 of 16

Project #2: PEO Chapter House Dining Room Renovation
Requested amount: $10,720
HPC recommendation: $10,720
Priority level: Medium
HPC ranking: 14 of 16

Melba Valley Historical Society
Project: Interpretive Panels for Melba Valley Museum
Requested amount: $18,370
HPC recommendation: $18,370
Priority level: Medium
HPC ranking: 11 of 16

Nampa Public Library Foundation
Project: Microfilm Reader
Requested amount: $10,000
HPC recommendation: $10,000
Priority level: High
HPC ranking: 5 of 16

Orma J. Smith Museum of Natural History
Project: Fossils of Southern Idaho Exhibit and Fossil Preservation
Requested amount: $15,046
HPC recommendation: $15,046

Priority level: High
HPC ranking: 4 of 16

Patricia Romanko Public Library via Preservation Idaho
Project #1: Due Diligence Survey of Library Building
Requested amount: $13,900
HPC recommendation: $13,900
Priority: High
HPC ranking: 3 of 16

Project #2: Nation Register of Historic Places Nomination
Requested amount: $7960
HPC recommendation: $7960
Priority: High
HPC ranking: 7 of 16

Snake River Canyon Scenic Byway
Project #1: Snake River Canyon Scenic Byway Audio Tour
Requested amount: $3000
HPC recommendation: $3000
Priority: Medium
HPC ranking: 9 of 16

Project #2: Snake River Canyon Scenic Byway Sign Project
Requested amount: $4000
HPC recommendation: $4000
Priority: Medium
HPC ranking: 13 of 16

Whittenberger Planetarium
Project: Led Moon Projector Conversion
Requested amount: $550
HPC recommendation: $550
Priority: Low
HPC ranking: 15 of 16

Director Schwend spoke about the spreadsheets provided within the presentation which give an outline of priority levels and cumulative funding totals.

Discussion ensued regarding inventorying of artifacts at the Nampa Train Depot and the city's involvement with the building; the narrator for the Snake River Scenic Byway audio tour; additional information about the PEO building; previous funding amounts for the HPC and the disbursement of funding; applicants that have never made application/received funding; and the College of

Idaho funding request. Clerk Hogaboam spoke about levying authority and relation to the fund balance.

Commissioner Van Beek would like more time to evaluate the information before making any decisions. Commissioners Van Beek and Holton agreed to take the information under advisement until Commissioner Brooks is able to participate.

Commissioner Holton made a motion to take this under advisement without a decision. He then amended the motion to postpone making a decision and direct the Clerk to keep the $77,000 in the budget for now; an additional meeting will be scheduled to further discuss funding decisions. The motion was seconded by Commissioner Van Beek.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 12:01 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 16, 2025

No meetings were held today.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 17, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Kim Dickson, Spillman Administrator, demotion

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permit(s) for:

- Liberty Lounge to be used on 6/27/25 for the Johnson wedding
- Liberty Lounge to be used on 7/25/25 for the Pineda wedding
- Liberty Lounge to be used on 7/26/25 for the Frazier wedding

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

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks,

Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Deputy P.A. Trent McRae, Chief Deputy Sheriff Doug Hart, Cpt. Harold Patchett, DSD Director Jay Gibbons, Landfill Director David Loper, Assistant Landfill Director Daniel Pecunia, Juvenile Probation Supervisor III Elda Catalano, Facilities Director Rick Britton, Office Manager Becky Kearsley, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a Resolution Approving Award of Officer's Badge and Duty Weapon: Chief Hart said that Deputy Linsky has served as a Security Services Deputy for over 23 years and intends to retire. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution approving the award of Officer's Badge and Duty Weapon as presented (resolution no. 25-130).

Consider Passthrough Funds Recipient Agreement for the Community Based Alternative Services and Substance Use Disorder Services Programs: Ms. Catalano explained that for the past 14 years there has been an agreement between the Idaho Department of Juvenile Corrections and Canyon County to access funding for youth who are court ordered to obtain certain services; these funds pay for those services instead of the county incurring the expense. The agreement is similar to previous years; Juvenile Probation is tasked with identifying youth at risk, the funds are specific to services, and the Probation Officer must determine that the youth have no other means to pay for the services. Legal has reviewed the agreement. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to approve the agreement for Passthrough Funds Recipient for the Community Based Alternative Services and Substance Use Disorder Services Programs. The motion was seconded by Commissioner Van Beek and carried unanimously (agreement no. 25-061)

Consider Canyon County Development Services Department Engineering and Surveying Services Agreement with Centurion: Director Gibbons said this is the annual renewal of this contract for engineering and surveying services. In the past Centurion was used to review final plats from a surveying standpoint and occasionally they are used for engineering services. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the Canyon County Development Services Department Engineering and Surveying Services Agreement with Centurion (agreement no. 25-060). Zach Wesley stated that legal has reviewed the contract noting it is an autorenewal and will only come back if there are fee increases or changes to the contract.

Consider Declaration and Notice of Sole Source Procurement for a John Deere 772G Motor Grader with 6WD: This will be a FY26 purchase but the procurement process needs to start now in order to take delivery at the beginning of the fiscal year. The purchase is being made through the Sourcewell contract which is an approximate 46% savings. Mr. Pecunia spoke

about what this machine will be replacing and how it will operate. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the declaration and notice of sole source procurement for a John Deere 772G Motor Grader with 6WD.

Consider a Legal Notice Requesting Proposals for the Periodic Household Hazardous Waste Disposal Services Project; and Consider Request for Proposals for Periodic Household Hazardous Waste Disposal Services Project: Director Loper explained this RFP is for the Household Hazardous Waste program to find out if there are other businesses that can offer the same services for better pricing in order to be more fiscally responsible. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign both the Request for Proposals and the notice for the Periodic Household Hazardous Waste Disposal Services project.

Consider a Legal Notice of Public Hearing regarding a proposed increase to the Weed and Pest Fee Schedule: Mr. Wesley said there was an oversight on the administrative cost for abatement so that has been increased to $51, a trip charge to Star of $19 has been added which is commensurate with trip charge fees charged to other cities, and an administrative cost mark-up of 15% has been included which was in the ordinance but not the fee schedule. The public hearing will take place July 1st . Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the legal notice of public hearing regarding a proposed increase to the Weed and Pest fee schedule.

Consider an Ordinance Amending Chapter 2, Article 13, Tall Grass and Weeds; and Consider a Summary of an Ordinance Amending Chapter 2, Article 13, Tall Grass and Weeds: Wesley explained this is a one-line amendment to add the collection fee of $51.00. Additionally, he noted that in the future fees will be modified by resolution vs. ordinance. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Ordinance Amending Chapter 2, Article 13, Tall Grass and Weeds; and the Summary of an Ordinance Amending Chapter 2, Article 13, Tall Grass and Weeds.

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 9:56 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into

Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal counsel, and other parties. The Executive Session concluded at 10:33 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 CONSIDER HR ACTION ITEMS

The Board met today at 10:34 a.m. to consider HR action items. Present were: Commissioners Brad Holton and Zach Brooks, HR Director Marty Danner, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Administrative Property Appraiser Supervisor Holly Hopkins, Chief Deputy Sheriff Doug Hart, COO Greg Rast, and Deputy Clerk Jenen Ross.

Resolution to adopt changes to the job title, salary grade/range of one (1) position in the Assessor's Office – Reappraisal Department: Director Danner said they are requesting a job title change of one Sr. Certified Property Appraiser to a Property Appraiser Trainee position. There will also be a change in salary grade from a grade 14 to a grade 12. Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to sign the resolution adopting changes to the job title, salary grade/range of one (1) position in the Assessor's Office – Reappraisal Department (resolution no. 25-132).

Resolution to adopt changes to the title, job description, and FLSA status of one (1) position in the Sheriff's Office: Director Danner explained that there has been a restructuring in Emergency Technical Services department of the Sheriff's Office, so they are eliminating the ETS manager position and moving the PCN to the Spillman Administrator. Chief Hart further explained this is just a refining of the organization structure. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the resolution to adopt changes to the title, job description, and FLSA status of one (1) position in the Sheriff's Office (resolution no. 25-133).

Commissioner Holton motioned to recess the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 10:41 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH DEVELOPMENT SERVICES TO CONSIDER AN ACTION ITEM

The Board met today at 11:02 a.m. with Development Services to consider an action item. Present were: Commissioners Brad Holton and Zach Brooks, DSD Office Manager Jennifer

Almeida, COO Greg Rast, and Deputy Clerk Jenen Ross. The action item was considered as follows:

Consider a resolution issuing a refund to Mountain Companies, LLC/Shawn Nickel: Ms. Almeida explained that a Conditional Use Permit and Conditional Rezone were applied for on March 5, 2025. Some work had already been completed when the applicant chose to withdraw the CUP application. Staff is recommending a refund of $712.50. Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to approve the refund to Mountain Companies, LLC/Shawn Nickel (resolution no. 25-131).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 11:04 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER DSD ACTION ITEMS

The Board met today at 1:34 p.m. to consider DSD action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Planning Supervisor Dan Lister, Principal Planner Deb Root, Representatives for Little House Subdivision, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Final Plat for the replat of Little House Subdivision Lot 1, Block 3 - Case No. SD2025-0005: Ms. Root said this plat was approved through a director's administrative decision and has met all the requirements for a minor replat. Staff recommends the Board sign the final plat. Commissioner Brooks made a motion to authorize the chairman's signature on the final plat. The motion was seconded by Commissioner Van Beek and carried unanimously.

The Board recessed from 1:36 p.m. to 1:42 p.m.

Consider the FCOs for Bowery, Case No. CR2023-0005: This case was heard on June 11, 2025, where the Board denied the appeal; FCOs have been prepared reflecting that decision. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the FCOs for Bowery, Case no. CR2023-0005.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 1:45 p.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 2:02 p.m. to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, COO Greg Rast, Facilities Director Rick Britton, Assistant Facilities Director Carl Dille, Project Manager Desiree Brumley, Weed and Pest Superintendent Cory Flatt, Office Manager Becky Kearsley, Cpt. Harold Patchett, Deputy P.A. Zach Wesley, Assessor Brian Stender, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Resolution Authorizing Quitclaim Deeds to Memorialize a Boundary Adjustment Between County Owned Parcels; and consider two (2) Quitclaim Deeds for County owned properties:

Director Britton explained this is for the two parcels at the Pond Lane property. Following a meeting with the City of Caldwell, it was determined that the best way to move forward and get the project underway was to expand the smaller parcel to accommodate entire women's facility but continue to keep the two parcels separate. He said that at some time in the future it may be beneficial to combine the parcels. Mr. Britton spoke about the reasoning behind this process and the cost savings it provides. In response to a question from Commissioner Holton, Director Britton confirmed that neither of these parcels are in the City of Caldwell. However, since the property is adjacent to an existing city property (an RV place to the east of Pond Lane) the city has said the county needs to annex into the city. Mr. Britton asked about signing a waiver to use city services for sewer and water, but the city indicated that was not a possibility. Additionally, the city had other requirements including a traffic study, but there will be minimal vehicles accessing the facility; after further discussion with the city, they waived the traffic study requirement. Mr. Britton feels boundary adjustment is the most streamlined option to continue moving this project forward. Commissioner Holton does not appreciate the stance of the city in that the county is required to annex in because of the water and sewer when those services are going far to the north to what used to be known as the Caldwell Labor Camp. He feels they are unfairly treating this plot of land compared to where the pipe goes. Commissioner Holton doesn't disagree with what Director Britton is trying to do with the two lots. Commissioner Van Beek is in favor of this plan in order to get the project started.

Mr. Wesley said that a resolution has been prepared to memorialize today's action. The larger parcel is about 23-acres, and the small parcel is about 1-acre. The smaller parcel (parcel A) will expand from 1-acre to 4-acres, and a legal description and quitclaim deed has been prepared by K&M Engineering. The larger parcel (parcel B) will be reduced from 23-acres to 20-acres.

Commissioner Van Beek made a motion to sign the resolution authorizing quitclaim deeds to memorialize a boundary adjustment between county owned parcels; and to sign the two (2)

quitclaim deeds for county owned properties. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 2:15 p.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP #2 FOR FACILITIES/WEED &PEST

The Board met today at 2:17 p.m. for FY2026 budget workshop #2 for the Facilities/Weed & Pest departments. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, COO Greg Rast, Facilities Director Rick Britton, Assistant Facilities Director Carl Dille, Project Manager Desiree Brumley, Weed and Pest Superintendent Cory Flatt, Office Manager Becky Kearsley, Cpt. Harold Patchett, Assessor Brian Stender (left at 2:23 p.m.), and Deputy Clerk Jenen Ross.

Director Britton reviewed his budgets as follows:

Facilities:

- 'A' budget: The Facilities department moved from comp. time to overtime a couple years ago.
    - New/Reclassified: Increase of $28,166.72
        - Journeymen Apprenticeship Certification Pay
            - 1 Electrical 1st Year Apprenticeship (Finished 5-18-2025) - $2,601.23
            - 1 HVAC 2nd Year Apprenticeship (Finished 5-18-2025) - $2,601.23

Commissioner Van Beek expressed her support for this increase. Commissioner Holton is also supportive of this change.

- Applicators License
    - PCN # 367 & PCN # 272 Cert pay at $.50 for Ornamental Applicators License $2,608.00

Commissioner Van Beek expressed her support for this change.

- Grade Changes $3,625.40
    - PCN# 874 Grade change to 12.5 years of service $3,625.40
- Step Increase
    - PCN #367 This step increase reflects 11 years of service and a move to Maintenance Tech 2. The employee should have been reclassified five years ago. This is a level-based adjustment, not a merit increase, in the amount of $7,752.78
- Job Title Change
    - PCN #416 Working on resolution with HR to move to Sr. Administrative Specialist current staff member has wrong job title which is inconsistent. $6,370.08 increase.

Commissioner Van Beek expressed her support of these changes.

- 'B' budget: Only a few minor changes to utility costs. No other changes since the first budget presentation.
- 'C' budget: Director Britton first reviewed projects that have been brought forth by the Facilities department:
    - Removal of Pod 6 transformer - $14,000: Commissioner Holton said he would be more favorable to installing bollards around the unit and continuing to pay the monthly payment for the unit. Commissioner Brooks said he is fine to leave it.
    - Rebuild Bullpen fence at CCNU - $9000: The Board is supportive of leaving this in the budget.
    - Install interior and exterior power at the Fair Expo building for vendors - $10,000: The Board of supportive of leaving this in the budget
    - Revisions to the historical sign layout and paving with old courthouse bricks in Justice Park in order to make them more ADA accessible - $5000: Board would like to see this project wait.
    - DDC controls for the Fleet shop and an exhaust fan for the jail roof and morgue - $35,000: Board is supportive of leaving this in the budget.
    - New grinding equipment for floors and shower areas within the Dale Haile Facility - $13,500: Board is supportive of leaving this in the budget.
    - Two new metal detectors for Juvenile Probation and Juvenile Detention - $15,800: Board is supportive of leaving this in the budget.
    - Three new HVAC units for Juvenile Detention - $24,750 (a grant may be available): Board is supportive of leaving this in the budget.
    - New parking lot off Albany St. - $400,000: This will be reevaluated at a 3rd budget workshop.
    - Reseal parking lots at the fleet shop, admin building, and Justice Park - $24,575: Board is supportive of leaving this in the budget.
    - Parking gate replacement, additional courthouse entry door and removal of a concrete in the judges' parking lot - $55,000: The Board is supportive of $28,000 being added to the budget for installation of the gate this fiscal year but following comments from Controller Wilmot, Commissioner Van Beek is in favor of keeping the entire amount in the budget and moving forward. Individual pieces of the project can be evaluated a later time. Commissioner Holton believes that if the parking lot could be added on, it could be done for significantly less than $400,000.
    - New lawn mower - $22,100: Board is supportive of leaving this in the budget.
    - Installation of new Lenel VRX cameras and storage system - $55,000: Board is supportive of leaving this in the budget.
    - Boilers for the Dale Haile detention facility - $160,000: Board is supportive of leaving this in the budget.
    - Remodel of Assessor Stender's office space - $6500: Board is supportive of leaving this in the budget for the time being.
    - Glass for the Assessor's office and plat room - $76,000; and Installation of a new storefront door at the DMV - $30,000: The Board would like to see these removed from the FY26 budget.

- Remodel of the vacated Misdemeanor Probation space for use by Juvenile Probation - $7000: Board is supportive of leaving this in the budget.
- Ten adjustable desk systems for Juvenile Probation - $15,000: Board would like to see this removed from the FY26 budget.
- Renovations to the Prosecutor's Office - $13,600: Board is supportive of leaving this in the budget.
- Additional cabinet in the Clerk's vault -$8000: Board is supportive of leaving this in the budget.
- ADA push button entry at the new elections office - $12,133 (Director Britton is still trying to accomplish this in FY25): Board is supportive of leaving this in the budget.
- Entry door into existing office at the Dale Haile facility - $5000: Board is supportive of leaving this in the budget.
- Repairs and sealing of showers in pod 2, unit G of the Dale Haile facility - $10,000: Board is supportive of leaving this in the budget.
- New flooring in the Dale Haile facility between doors 6 & 8, medical and the front of the visitation areas - $24,680: Board is supportive of leaving this in the budget.
- Furniture for the new Sheriff's Administration building - $165,000: Board is supportive of leaving this in the budget.
- Installation of new flooring in Juvenile Detention - $14,270: Board is supportive of leaving this in the budget.
- Create a padded room within Juvenile Detention - $43,500: Board is supportive of leaving this in the budget.
- Addition of 2 no-contact rooms within Juvenile Detention - $25,000: Board is supportive of leaving this in the budget.
- Renovation to IT office space - $27,000: Board would like to see this removed from the FY26 budget.
- Remodel to the Juvenile Detention Center's judges' chambers - $20,000: Board is supportive of leaving this in the budget.

Discussion ensued regarding the potential request of $30,000 from the City of Caldwell to participate in the quite-zone for the railroad crossings at 9th and 12th avenues.

In response to a question from Controller Wilmot, Director Britton said they are still working to get quotes for a small generator for the morgue.

Commissioner Holton made a motion to leave in the changes that have been made knowing an additional workshop will be necessary. The motion was seconded by Commissioner Van Beek and carried unanimously.

A motion was made by Commissioner Holton to adjourn the meeting, however, there was one additional discussion topic for the Weed & Pest budget.

Weed & Pest:

- Following discussion with Director Danner, it has been decided that a market adjustment for the technicians would be appropriate.

Another motion was made by Commissioner Holton to take this under advisement and move it forward in the budgeting process. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 3:57 p.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH THE CITY OF CALDWELL REGARDING PROPOSED RAILROAD QUIET ZONE

The Board met today at 4:09 p.m. with the City of Caldwell regarding the proposed railroad quiet zone. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Director of Constituent Services Aaron Williams, Facilities Director Rick Britton, Project Manager Desiree Brumley, Deputy P.A. Aaron Bazzoli, Bruce Mills with the City of Caldwell, and Deputy Clerk Jenen Ross.

Mr. Mills reviewed a PowerPoint with the Board which covered the following:

- What is a railroad quiet zone?
    - Trains don't blow their horns at crossings
    - Gates, flashing lights and bells still occur
- Are there other quiet zones in Idaho?
    - There are currently only 3 in northern Idaho
- How do you establish a quiet zone?
    - Determine quiet zone crossings
    - Design mitigation improvements
    - Hold a diagnostic team meeting (UPRR, FRA, ITD)
    - Submit notice of intent
    - Submit public application to FRA
    - Obtain permit from UPRR and bid project
    - Once complete, submit notice of establishment
    - Caldwell proposed quiet zone - 7 crossings
    - 5th Ave
    - Kimball Ave
    - 9th Ave

    - 12th Ave
    - 21st Ave
    - Linden St.
    - Ustick Rd.
- Mitigation for a quiet zone
    - Concrete medians approaching crossings
    - Close off nearby driveways
    - Install warning signs
- Quiet zone costs and schedule
    - Estimated cost $340,000 for construction, traffic control, RR flagging, UPRR permits/inspection costs, contingencies
    - Anticipated to have in place by spring/summer 2026
- Proposed cost share
    - Crossing at 12th Ave (350 ft.) - $30,000
    - Crossing at 9th Ave (440 ft.) - $25,000
    - Contingencies - $5000
    - Total cost - $60,000 with a maximum cost share to Canyon County of $30,000

The Board is generally supportive of the idea.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

The meeting concluded at 4:23 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 18, 2025

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Parkland USA Corporation dba Garrity 66 (Resolution no. 25-135)

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permit(s) for:

- Raising Our Bar to be used on 7/12/25 for a fundraiser/Olivencia Quinceanera
- Raising Our Bar to be used on 7/13/25 for the Williams wedding
- Raising Our Bar to be used on 7/19/25 for the Morrison wedding

- Raising Our Bar to be used on 7/25/25 for the Inspire Investing party
- Capitol Bar to be used on 7/12/25 for the Wood wedding

CONSIDER DECLARATION AND NOTICE OF SOLE SOURCE PROCUREMENT FOR MOTOROLA SOLUTIONS 911 AXS RADIO CONSOLES & WATSON DISPATCH FURNITURE

The Board met today at 2:05 p.m. to consider declaration and notice of sole source procurement for Motorola Solutions 911 AXS radio consoles & Watson Dispatch Furniture. Present were: Commissioners Leslie Van Beek and Brad Holton, Deputy P.A. Ben Cramer, Project Manager Desiree Brumley, Emergency Communications Officer IV Roxanne Wade, Cpt. Chuck Gentry, COO Greg Rast, and
Deputy Clerk Jenen Ross.

Mr. Cramer explained that this is related to the new 911 dispatch center to be housed in the Sheriff's Administration building. This notice is for both the equipment and the console furniture. He explained they've chosen to make the purchase by sole source due to the compatibility of the equipment, components, accessories, software, replacement parts and the service of those is of paramount consideration. Additionally, the competitive solicitation process is impractical, disadvantageous, or unreasonable under this circumstance. Mr. Cramer also noted that there are some cooperative purchasing agreements available with Motorola and Watson Furniture that this may fall under. Public comments will be heard on July 8, 2025, at 9:30 a.m. and the purchase will be made with 911 funds. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the declaration and notice of sole source procurement for Motorola Solutions 911 AXS Consoles & Watson Dispatch Furniture

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 2:16 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 20, 2025

No meetings were held today.

APPROVED CATERING PERMITS
The Board approved an Idaho Liquor Catering Permit for:

- Palace Event Center to be used on 6/29/25 for a horse race event

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 23, 2025

FY2026 FOLLOW-UP BUDGET WORKSHOPS

The Board met today at 10:04 a.m. for FY2026 follow-up budget workshops. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam (arrived at 10:09 a.m.), Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Parks Director Nicki Schwend (left at 10:54 a.m.), Assistant Parks Director Michael Farrell (left at 10:54 a.m.), Historic Preservation Officer Chelsee Boehm (left at 10:54 a.m.), Deputy P.A. Zach Wesley, COO Greg Rast, Chief Deputy Treasurer Steve Onofrei (arrived at 11:07 a.m.), Facilities Director Rick Britton (arrived at 11:14 a.m. and left at 11:51 a.m.), and Deputy Clerk Jenen Ross. The budgets were reviewed as follows:

Historic Preservation:
Director Schwend noted that at the last meeting there were some questions she'd like to provide additional information.

- *Canyon County Historical Society:* They are looking to upgrade their A/C unit to something more efficient in an effort to reduce costs while maintaining a proper temperature for the artifacts.
- *Snake River Canyon Scenic Byway:* Lee Belt has volunteered to do the voice work for the audio tour.
- *Orma J. Smith Museum of Natural History:* They do have a website where they request donations for different projects.

Additionally, Director Schwend explained that these are all non-profit organizations that make application to the Historic Preservation Commission. The HPC controls the grant program, funding and accountability but have no oversight of the organizations themselves or their funding requests. In regard to the question at the previous meeting about certain organizations getting funding repeatedly vs. an organization that has never received funding, Director Schwend said that there are some organizations that are good at making requests every year and specific to award amounts, sometimes projects such as building restoration is expensive and may be imperative to ensuring it remains on the National Register.

Ms. Boehm and Ms. Schwend answered Board questions regarding the Nampa Train Depot back-log of artifacts, new organizations/applicants - College of Idaho projects and the Parma Library, due diligent surveys, and the National Register.

Discussion ensued amongst the Board as to which projects and organizations they each felt most favorable toward funding and which organizations they are not in favor of funding.

Clerk Hogaboam gave a history of funding amounts over the past several years which have fluctuated from $51,000 to $101,000.

Following discussion and deliberation by the Board, funding will be provided to the following organizations and projects:

Parma Library

- National Register Nomination, $7960
- Due Diligence Survey, $13,900

Snake River Canyon Scenic Byway

- Audio Tour, $3000
- Sign Project, $4000

Idaho PEO Chapter House

- Dining Room Restoration, $10,720

Historical Society of Middleton

- Interpretive Sign for Trolley Station Grounds, $5900

American Legion Post 18

- Due Diligence Survey, $10,400

Melba Valley Historical Society

- Interpretive Panels for the Melba Valley Museum, $18,370

Total amount to be funded is $74,250

Commissioner Holton made a motion to approve the line items that were just enumerated and that it be carried forward as the awards for this year. The motion was seconded by Commissioner Van Beek and carried unanimously.

The Board recessed from 10:54 a.m. to 10:55 a.m.

ARPA Budget:

- Controller Wilmot said he's put in an $8M placeholder, he realizes this will be too high but wanted to get another month of information and speak with Director Britton regarding Okland's expenditure schedule. He feels that realistically, this budget could be closer to the $3-5M range. It was noted that anything over the allotted ARPA funds will need to be accounted for in other budgets. Clerk Hogaboam noted that ARPA funds are a fixed dollar amount with restricted uses however, interest earned from the ARPA funds is not restricted and can be used at Board discretion.

Commissioner Holton made a motion that for today the Board take the $8M line amount under advisement knowing that there will be further work done on the amount and a billing cycle is still missing which will significantly change the picture. As soon as the Clerk's Office has a number they

are comfortable with putting into the suggested budget Commissioner Holton would like that information to be provided to the Board. The Clerk is amenable to this. Commissioner Van Beek seconded the motion which carried unanimously.

The Board recessed at 11:18 a.m.

General Budget: The Board is supportive of a reserve amount being added to this budget. Mr. Rast said there are two pending items that could fall under this budget – $30,000 for the quiet-zone and $120,000 for a back-up generator for the Coroner's Office. Commissioner Van Beek would like to see something in addition to this as contingency for unforeseen expenses.

Discussion ensued regarding logistics of how a funding request is tracked through the budgeting process.

- Following the discussion, $300,000 will be put in the reserve line
- $30,000 has been accounted for in budget line 599703, Governmental transfer.

Commissioner Holton motioned to carry forward the changes as discussed. The motion was seconded by Commissioner Van Beek and carried unanimously.

The Board recessed at 11:50 a.m.

Tort Budget:
Clerk Hogaboam reviewed the amounts levied since 2018. For FY2025 $1.6M was levied but it's anticipated this will need to be increased for FY2026. Additional information from Hartwell will be necessary with new properties coming online. Commissioner Holton suggested that Clerk Hogaboam meet with the Prosecutor for any unknown/on-going costs. Additionally, another workshop may be necessary to review any new information to be included in the budget.

Commissioner Holton motioned to continue these budget discussions to July 7th. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting.

The meeting concluded at 12:02 p.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY MASON & ASSOCIATES, REPRESENTING VAN SLYKE FARMS LLC FOR THE SIGNING OF A COMPREHENSIVE PLAN MAP AMENDMENT (CASE NO. OR2021-0012) APPROVED BY THE BOARD OF COUNTY COMMISSIONERS TO AMEND A 4.66-ACRE PORTION OF PARCELS R33211 AND R33212 FROM AN "AGRICULTURE" DESIGNATION TO A "RESIDENTIAL"

DESIGNATION. THE REQUEST INCLUDES A CONDITIONAL REZONE (CASE NO. RZ2021-0027) OF A 26.2-ACRE PORTION OF THE SUBJECT PARCELS FROM AN "A" (AGRICULTURAL) ZONE TO "CR-R-1" (CR-SINGLE FAMILY RESIDENTIAL) ZONE SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE COUNTY

The Board met today at 1:34 p.m. for a public hearing to consider a request by request by Mason & Associates, representing Van Slyke Farms LLC for the signing of a comprehensive plan map amendment (case no. OR2021-0012) approved by the Board of County Commissioners to amend a 4.66-acre portion of parcels R33211 and R33212 from an "agriculture" designation to a "residential" designation. The request includes a conditional rezone (case no. RZ2021-0027) of a 26.2-acre portion of the subject parcels from an "A" (agricultural) zone to "CR-R-1" (CR-single family residential) zone subject to a development agreement with the county.

Debbie Root gave a summary of the continuance from 5/1/25 which was continued for the sole purpose of taking expert testimony on water quality and how the arsenic, nitrates, and uranium may be managed with a plan.

Elizabeth Koeckeritz and Terry Scanlan gave PowerPoint presentation regarding water quality. A copy of this presentation is on file with this day's minutes. Items covered within the presentation include:

- Health-based water quality concerns and standards
  - o Coliform bacteria and E. coli bacteria – zero CFU/ml
  - o Nitrate – MCL = 10 mg/L
  - o Arsenic – MCL = 10 µg/L (0.010 mg/L)
  - o Uranium – MCL = 30 µg/L (0.030 mg/L)
  - o Fluoride – MCL = 4 mg/L

These contaminants are present in groundwater everywhere in Canyon County in concentration that vary with depth.

- Aesthetic water quality concerts and secondary (non-enforceable) standards
  - o Iron - SMCL = 0.300 mg/L (300 µg/L)
  - o Manganese – SMCL = 0.050 mg/L (50 µg/L)
  - o Total Dissolved Solids (TDS) - SMCL = 500 mg/L
  - o Fluoride – SMCL = 2 mg/L
  - o Odor (typically hydrogen sulfide) – SMCL = 3 TON
  - o Aluminum - SMCL = 0.20 mg/L
  - o Hardness – subjective; <100 mg/L is "soft", >200 mg/L is "hard"
  - o Iron bacteria, sulfate-reducing bacteria
- Groundwater quality varies with location and depth
- General patterns of water quality with depth
  - o Groundwater chemistry is influenced by oxygen content, recharge sources, soil chemistry, sediment chemistry, and human activities.
- Sources of contaminants

- Groundwater quality specific to the Van Slyke Farms vicinity

Overall conclusion is that the best water quality locally is found below 350' depth.

- Water treatment options
- Conclusions
- Recommendations
    - Well depths should consider water quality, with wells tapping zones above approximately 350 feet depth expected to have unhealthy concentrations of some contaminants. Lot buyers should be advised to drill deeper than 350 feet for optimum water quality.
    - Wells should be constructed with full-length surface seals to prevent the comingling of aquifer zones.
    - Wells should be properly disinfected following drilling and following pump installation/servicing to minimize the spread of bacteria.
    - Following pump installation, well water samples should be collected and analyzed at a state-certified laboratory. At a minimum, analyze for coliform bacteria, nitrate, arsenic, uranium, fluoride, iron, manganese, aluminum, and hardness.
    - Well owners should contact reputable water treatment vendors to discuss treatment and conditioning options specific to their well water quality.

Mr. Scanlan addressed several questions posed by Commissioner Van Beek.

Ms. Koeckeritz said they are willing to include a plat note or disclosure stating that all wells need to be drilled deeper than 350 feet. In response to a question from Commissioner Van Beek, Ms. Koeckeritz explained that in a subdivision this size a community well was not chosen because it wouldn't be cost effective.

Nathan Piercy spoke about arsenic levels in his area and how in recent years with increased homes the arsenic level has risen. He is adamantly against this request.

Dr. Shawna Kondo offered testimony stating that she is opposed to this requested rezone. She really wants to see more awareness regarding water testing. She agrees with the testimony provided by Mr. Piercy.

Several of Commissioner Van Beek's questions regarding well requirements were answered by Mr. Lister.

Paul Garcia expressed concerns about the Van Slyke family's response to the water quality. Their response was provided by someone who is not an expert in the water quality field, Mr. Scanlan has experience but is not an expert. He feels that many of the references are outdated and the information is contrary. He thinks there needs to be further evaluation.

Brandon Van Slyke said that as part of this process over the past 5 years they received information from the county engineer that P&Z would recommend a community water system for over 14

homes which is how they decided on 14 homes. He said they've looked into the community water system but it is not economical. Feels there has been a lot of hearsay on the topic of there being increased arsenic levels with increased wells but doesn't believe that is factual information.

William Mason said that although water quality is not his area of expertise, he would call on Mr. Scanlan for any questions; he is the expert he would go to.

John Tavares thinks the county has a due diligence responsibility to look at the water system to ensure it's safe for all and that the public is aware of what's out there to enable them to make informed decisions.

In response to a question from Commissioner Brooks, Ms. Root explained that in the 2020 Comprehensive plan map (which this application was filed under) this property was identified as residential, the Williamson property which lies between the subject property and Timberstone Golf Course is conditionally rezoned rural residential; Timberstone Golf Course is agricultural zoning which was done through a CUP. The Everrose homes are in an agricultural zone but were done under an administrative division, both are original parcel land divisions and building permit transfers by the Van Slyke's.

Commissioner Holton motioned to close public testimony. The motion was seconded by Commissioner Brooks and carried unanimously.

As part of the Board's deliberation there was an evaluation of the criteria (07-06-05), and a review of the Planning and Zoning Commission's FCO's. (The audio portion of the discussion can be found from mark 59:30 to 2:40:35.)

During deliberation Commissioner Holton made a motion to open public testimony to receive additional information on well construction. The motion was seconded by Commissioner Brooks and carried unanimously.

Mr. Scanlan provided additional testimony stating that in regard to well construction, he suggested the wording should read "cased and sealed to a minimum of 350 feet".

Commissioner Holton motioned to close public testimony. The motion was seconded by Commissioner Van Beek and carried unanimously.

Direction to staff is as follows:

- Include the above noted language regarding well construction
- Board consensus to condition this development to 2-acre lots, changing it from R-1 to R-R
- All bullet points removed from criteria question 'A' that are contrary to approval
- Condition of approval 3d to read "shall" instead of "should"
- Condition 3a will be removed
- Condition 12 will be removed entirely

- Condition 9 to be clarified to state 350' well depth
- Requirement of the well log can be included in the development agreement for now with more specific language at the platting stages

Commissioner Brooks motioned that based upon the findings of fact, conclusions of law and the reasons that have been enumerated on the record, that the Board of County Commissioners approve case no. CR-RZ2021-0027 a conditional rezone of 26.2-acre portion of parcels R33211 and R33212 from an 'A' agricultural zone to a CR-RR rural residential zone as discussed with new FCOs and draft conditions of approval. Additionally, a future date will be set for Board discussion of the final draft FCOs. Commissioner Brooks amended his motion to include this is a 2-acre minimum, not a minimum average. The motion was seconded by Commissioner Holton. The motion carried in a 2-to-1 split vote with Commissioners Holton and Brooks voting in favor and Commissioner Van Beek voting in opposition.

Commissioner Holton motioned to adjourn the hearing. The motion was seconded by Commissioner Brooks and carried unanimously.

The hearing concluded at 4:15 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 24, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Hilary Sanchez, Court Clerk I, new hire
- Nathan Olachea, Development Services Tech, new hire
- Isaac Hodges, Sergeant, transfer to patrol
- Chaz Howell, Sergeant, promotion

PUBLIC HEARING: REQUEST BY JOE RUMSEY FOR APPROVAL OF A PRELIMINARY PLAT, IRRIGATION AND DRAINAGE PLAN FOR HORNET COVE SUBDIVISION, CASE NO. SD2022-0024

The Board met today at 1:34 p.m. to consider a request by Joe Rumsey for approval of a preliminary plat, irrigation and drainage plan for Hornet Cover Subdivision, case no. SD2022-0024. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Principal Planner Debbie Root, DSD Director Jay Gibbons, Joe Rumsey, Other interested parties, and Deputy Clerk Jenen Ross.

Debbie Root provided an update on the case to the Board. The case was last heard on September 18, 2024 and was continued to today to allow the applicant to correct an overlapping easement

and provide a pressurized irrigation plan. There was also a question as to whether or not the applicant needed to pave the road and per Ms. Root, Mr. Rumsey has agreed to pave the road. A statement was provided from Black Canyon Irrigation District indicating that they are fine with the minimal overlap of the road and irrigation easement as nothing will be built in those areas. Mr. Rumsey provided an engineer's statement from Rodney Clark stating that the development could be served by a piped irrigation system, not a pump but gravity system that would flow to each lot. The piping would address the potential issues regarding storm water drainage and the surface irrigation being provided to each lot. An actual irrigation plan was not provided but Rodney Clark's statement indicates that the topography shows sufficient grade for piping to deliver water at a minimum of low pressure to each lot; horizontal and vertical alignment of the pipe route and location of each lot delivery point will be finalized during construction; and that each lot will provide its own irrigation system to meet its needs.

Commissioner Holton noted that public testimony was closed at the previous hearing unless the Board chooses to reopen for further discussion.

Discussion ensued regarding points made at the previous hearing the Board wanted resolved prior today's hearing. Those point included the following:

- The location and angle of the access road to the development – the highway district has signed off as this under their purview. Additionally, the entry point crosses Bureau of Reclamation land but this now has an approved access. Access to lot 5 through the Bureau of Reclamation must be obtained prior to the BOCC signing the final plat.
- Consideration between 14 home or 7 homes allowed. Ms. Root said her understanding is that Mr. Rumsey recorded a deed restriction to provide for only 1 home on each of the lots. The Board is requiring a paved road regardless of the number of lots.

Commissioner Holton said he doesn't have enough information as to how this connects into a public road based on the preliminary plat drawing provided today. Ms. Root explained that the highway district engineer has reviewed this plat and that although the typical angle for a road connection would be 90 degrees they determined with the number of lots on this private road that this is an acceptable road access point. The highway district engineers are the subject matter experts and will have to sign off on the final plat.

Following the discussion, Commissioner Van Beek made a motion that based on the findings of fact and conclusion of law contained herein for case no. SD2022-0024, that the Board of County Commissioners deny the preliminary plat, irrigation and drainage plan for Hornet Cove Subdivision because this is an incomplete application that needs additional work on the irrigation, pavement, secondary lots, what's allowed and what's not allowed; it just isn't enough for the Board to decision fairly for the applicant or those surrounding this. The motion was seconded by Commissioner Brooks and carried unanimously.

FCOs will be brought back at a later date for Board consideration.

In order to be considered for approval in the future, the Board would need to see the following:

- Drawing of the private road to show that it's paved and built to some kind of standard for Board acceptance or not.
- A fully pressurized irrigation plan.
- Clarity that the subdivision will only be 7 lots with the potential of only one residence per lot.
- Pursuance by the applicant to make Yellow Jacket Lane a public road in order to ensure it is maintained.
- Clearance for access on lot 5 from the Bureau of Reclamation.

Commissioner Holton motioned to adjourn the hearing. The motion was seconded by Commissioner Van Beek and carried unanimously.

The hearing concluded at 2:15 p.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO DISCUSS ACTION ITEMS RELATED TO DEVELOPMENT SERVICES

The Board met today at 3:15 p.m. to discuss action items related to Development Services. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Office Manager Jennifer Almeida, Assistant DSD Director Joshua Johnson, DSD Director Jay Gibbons, Code Enforcement Supervisor Eric Arthur, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Meeting to consider a resolution issuing a refund to Linda Leigh, case no. Ad2025-0062: Ms. Almeida explained an easement reduction was applied for on May 28, 2025. Some work was completed but no noticing was done. The request to withdraw was submitted on June 12,2025 which is past the 7-day window to request a refund. The applicant was advised by staff that a refund would be considered and due to this DSD is recommending a refund of $318.75 be issued. Commissioner Van Beek made a motion to issue a refund to Linda Leigh on case no. AD2025-0062 in the amount of $318.75 as recommended. Commissioner Holton questioned why this particular case should be considered where others are not. Mr. Johnson explained that it appears the applicant may not have had all the pertinent facts which may have prevented them from making an informed decision and/or deciding whether to submit the application in the first place. He feels the county may have some culpability. The motion was seconded by Commissioner Brooks and carried unanimously. Resolution no. 25-136).

Meeting with code enforcement to discuss abatement of property located at 16947 W. Linden St: Mr. Arthur said they are requesting funds for abatement of this property to be completed tomorrow morning. A brief summary of the case file was provided to the Board. Excessive trash is being stored on the outside of the residence and even after the property had been noticed there was no effort to mitigate and code enforcement continues to receive complaints. A code enforcement officer observed the property while off-duty but did not take photos at that time. At the advice of legal, the property was posted and photos were taken on June 3, 2025. As of today, it appears that the trash has just been consolidated into the beds of two pick-up trucks. There has been no contact with the property owner or resident but law enforcement will be made aware.

The cost for abatement is approximately $800 plus administration fees. Commissioner Van Beek made a motion to sign the abatement order for property located at 16947 W. Linden St. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 3:32 p.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 3:47 p.m. to consider matters related to County Assistance. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Case Manager Kellie George, and Deputy Clerk Jenen Ross. Ms. George presented the following case for Board consideration:

Case no. 2025-21: An investigation was done by the County Assistance office where it has been determined the decedent is a Canyon County resident, and they have no assets or resources in excess of $1000. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve case no. 2025-21.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 3:49 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 25, 2025

MONTHLY MEETING WITH THE ADJ AND TCA

The Board met today at 9:32 a.m. for a monthly meeting with the ADJ and TCA. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, ADJ Thomas Whitney, TCA Benita Miller, Deputy TCA Chris Paulsen, COO Greg Rast, and Deputy Clerk Jenen Ross.

An update was provided on the following:

- A kick-off meeting will be held Friday with the Idaho Supreme Court to discuss implementation of Office 365.
- A meeting will be held later today to discuss logistics and safety surrounding camera installation within courtrooms. Judge Whitney noted that any footage captured within a courtroom is property of the State and any record requests pertaining to that footage will be handled through the TCA office and will not impact county resources.

- Ms. Miller shared that with the juror fees that are donated back to the county they've been able to upgrade jury spaces with new paint, tables and chairs in order to offer a better experience.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting.

The meeting concluded at 9:38 a.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR CHRISTOPHER BARKER, PROTEST NO. 25028

The Board of County Commissioners, sitting as a Board of Equalization, met today at 10:00 a.m. to conduct a property tax assessment protest hearing for Christopher Barker, protest no. 25028. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Appraisal Supervisor Holly Hopkins, Appraiser Supervisor Autumn Wall, Appraiser Ken Watters, Other Assessor's Office staff, Christopher Barker, and Deputy Clerk Jenen Ross. Mr. Barker offered testimony in support of the protest application. Autumn Wall offered testimony on behalf of the Assessor's Office. Following testimony, Board questions and deliberation, Commissioner Brooks made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 10:35 a.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR COSTEL STOICA, PROTEST NO. 25011

The Board of County Commissioners, sitting as a Board of Equalization, met today at 10:42 a.m. to conduct a property tax assessment protest hearing for Costel Stoica, protest no. 25011. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Administrative Property Appraiser Supervisor Holly Hopkins, Appraiser Supervisor Autumn Wall, Appraiser Ken Watters, Other Assessor's Office staff, and Deputy Clerk Jenen Ross. No one appeared to offered testimony in support of the protest application. Based on the recommendation of the Assessor's Office, Commissioner Holton made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 10:44 a.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR PEGGY SHAW, PROTEST NO. 25022

The Board of County Commissioners, sitting as a Board of Equalization, met today at 10:44 a.m. to conduct a property tax assessment protest hearing for Peggy Shaw, protest no. 25022. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Appraisal Supervisor Holly Hopkins, Appraiser Supervisor Autumn Wall, Appraiser Ken Watters, Other Assessor's Office staff, and Deputy Clerk Jenen Ross. No one appeared to offered testimony in support of the protest application. Based on the recommendation of the Assessor's Office, Commissioner Brooks made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 10:45 a.m. and an audio recording is on file in the Commissioners' Office.

Commissioner Holton motioned to adjourn the hearing. The motion was seconded by Commissioner Van Beek and carried unanimously.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR WALMART, PROTEST NOS. 25030 AND 25034

The Board of County Commissioners, sitting as a Board of Equalization, met today at 3:01 p.m. to conduct a property tax assessment protest hearing for Walmart, protest nos. 25030 and 25034. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Appraisal Supervisor Holly Hopkins, Appraiser Dawn Houghton, and Deputy Clerk Jenen Ross. No one appeared to offered testimony in support of the protest application. Based on the recommendation of the Assessor's Office, Commissioner Van Beek made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Brooks and carried unanimously. The hearing concluded at 3:03 p.m. and an audio recording is on file in the Commissioners' Office.

Commissioner Holton motioned to adjourn the hearing. The motion was seconded by Commissioner Brooks and carried unanimously.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 26, 2025

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

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Senior Deputy P.A. Ingrid Batey (left at 9:56 a.m.), Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Deputy P.A. Ben Cramer, Deputy P.A. Trent McRae, Cpt. Ray Talbot (left at 9:56 a.m.), Clerk Rick Hogaboam (left at 9:56 a.m.), Director of Elections Haley Hicks (left at 9:36 a.m.), Other Elections office staff (left at 9:36 a.m.), Chief Deputy Clerk

Jess Urresti (left at 9:56 a.m.), Juvenile Detention Supervisor III Shawn Anderson (left at 9:38 a.m.), Controller Kyle Wilmot (left at 9:56 a.m.), Landfill Director David Loper (left at 9:45 a.m.), Facilities Director Rick Britton (left at 9:56 a.m.), Project Manager Desiree Brumley (left at 9:56 a.m.), Cpt. Harold Patchett (left at 9:56 a.m.), Lt. Travis Engel (left at 9:56 a.m.), Director of Constituent Services Aaron Williams (left at 9:56 a.m.), COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a Resolution Approving the Award of Officer's Badge and Duty Weapon: Cpt. Talbot explained that Deputy Chamberlin retired on June 23, 2025, after 33 years with the county. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution approving the award of Officer's Badge and Duty weapon to Deputy Chamberlin (resolution no. 25-137).

Consider a Resolution Classifying Records of the Canyon County Clerk and Authorizing the Destruction of Certain Records: Ms. Hicks explained these are records eligible for destruction based on statute; the specific items to be destroyed are listed within the resolution. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution classifying records of the Canyon County Clerk and authorizing the destruction of certain records (resolution no. 25-138).

Consider Passthrough Funds Recipient Agreement for the Canyon County Juvenile Detention Center Clinician Program: Mr. McRae said the format has changed but the agreement is similar to previous years. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Passthrough Funds Recipient Agreement for the Canyon County Juvenile Detention Center Clinician Program (agreement no. 25-062).

Consider FY2026 Pickles Butte Sanitary Landfill Monitoring Well Project – Invitation for Bids: Director Loper explained this is for two new groundwater monitoring wells in preparation of future expansion. This is a FY2026 project, but the bid process is starting now in order to give a better idea of cost and be in a position to start the project in the new fiscal year. Director Loper provided some additional details as to what the project involves. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the FY2026 Pickles Butte Sanitary Landfill Monitoring Well Project – Invitation for Bids.

Consider legal notice inviting bids for the FY2026 Pickles Butte Sanitary Landfill Monitoring Well Project: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the legal notice inviting bids for the FY2026 Pickles Butte Sanitary Landfill Monitoring Well project.

Consider engagement letter with Brady Hall of Gjording Fouser Hall PLLC: Mr. Cramer said this is specific to the Habner v. Canyon County lawsuit. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the engagement letter with Brady Hall of Gjording Fouser Hall PLLC (agreement no. 25-063).

Consider Request for Qualifications for Construction Manager/General Contractor for Pond Lane Detention Facility Construction Project: Mr. Wesley outlined the project, scope of work and schedule to find a CM/GC. The plans are 50% complete and contractors will be allowed to view them but due to security issues surrounding the jail, potential contractors will be required to sign an NDA prior to the plans being released. At the request of Commissioner Van Beek, Cpt. Patchett spoke about the need for this facility and how this particular design will be a solution that works well for Canyon County. Director Britton spoke to the logistics and schedule of continuing to move this project forward. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the RFQ for Construction Manager/General Contractor for Pond Lane Detention Facility Construction Project.

Consider Legal Notice for Request for Qualifications for Construction Manager/General Contractor for Pond Lane Detention Facility Construction Project: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the legal notice for request for qualifications for Construction Manager/General Contractor for Pond Lane Detention Facility Construction project.

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

Commissioner Van Beek made a motion to go into Executive Session at 9:57 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal staff and other participants. The Executive Session concluded at 10:21 a.m. with no decision being called for in open session.

Following the executive session, Commissioner Holton asked for the Assessor's Office to provide a brief update.

Assessor Stender said that Cordova Coolers has breached their contract in regard to the 63-602NN tax exemption they were granted and that his office has started the recapture process on equipment that has been sold.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn. The meeting concluded at 10:23 a.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR TREE TOP RANCHES LP, PROTEST NO. 25063

The Board of County Commissioners, sitting as a Board of Equalization, met today at 10:34 a.m. to conduct a property tax assessment protest hearing for Tree Top Ranches, protest no. 25063. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Trent McRae, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Sr. Property Appraiser Dawn Houghton, Sr. Property Appraiser Joni Irby, Property Appraiser Supervisor Roger Craig, Other Assessor's Office staff, Bill Mulder on behalf of Tree Top Ranches, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. Mr. Mulder offered testimony in support of the protest application. Roger Craig and Greg Himes offered testimony on behalf of the Assessor's Office. Following testimony and Board questions, discussion and deliberation, Commissioner Brooks made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 11:04 a.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR MICHAEL BRUETT, PROTEST NO. 25029

The Board of County Commissioners, sitting as a Board of Equalization, met today at 11:04 a.m. to conduct a property tax assessment protest hearing for Michael Bruett, protest no. 25029. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Trent McRae, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Sr. Property Appraiser Dawn Houghton, Sr. Property Appraiser Joni Irby, Property Appraiser Supervisor Roger Craig, Other Assessor's Office staff, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. No one appeared to offer testimony in support of the protest application. Based on the recommendation of the Assessor's Office, Commissioner Brooks made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 11:05 a.m. and an audio recording is on file in the Commissioners' Office.

Commissioner Holton motioned to adjourn the hearing. The motion was seconded by Commissioner Brooks and carried unanimously.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR VINE ESTATES INVESTMENTS LLC, PROTEST NO. 25122

The Board of County Commissioners, sitting as a Board of Equalization, met today at 1:32 p.m. to conduct a property tax assessment protest hearing for Vine Estates Investments LLC, protest no. 25122. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Kevin Sorensen, Appraiser Supervisor Mike Cowan, Appraiser Darryl Speiser, Appraiser Trainee Gray Clayman, Other Assessor's Office Staff, Deputy P.A. Trent McRae, Deputy P.A. Laura Keys, Director of Constituent Services Aaron Williams, Aleksey Strelyuk on behalf of Vine Estates Investments LLC , Matt Voris on behalf of Steve Harmsen, Dalton Hydro and HFLP, and Deputy Clerk Jenen Ross. Mr. Strelyuk offered testimony in support of the protest application. Kevin Sorensen and Mike Cowan offered testimony on behalf of the Assessor's Office. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to close public testimony. Following testimony and Board questions, discussion and deliberation, Commissioner Brooks made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 2:08 p.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR STEVE HARMSEN, PROTEST NO. 25166 AND DALTON HYDRO LLC, PROTEST NO. 25164

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:08 p.m. to conduct a property tax assessment protest hearing for Steve Harmsen, protest no. 25166, HFLP LC, protest no. 25163, and Dalton Hydro LLC, protest no. 25164. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Kevin Sorensen, Appraiser Supervisor Mike Cowan, Appraiser Darryl Speiser, Appraiser Trainee Gray Clayman, Other Assessor's Office Staff, Deputy P.A. Trent McRae, Matt Voris on behalf of Steve Harmsen, Dalton Hydro and HFLP, and Deputy Clerk Jenen Ross. Mr. Voris offered testimony in support of the protest applications. Darryl Speiser and Mike Cowan offered testimony on behalf of the Assessor's Office. Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to close public testimony. Following testimony and Board questions, discussion and deliberation, Commissioner Van Beek made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Brooks and carried unanimously. The hearing concluded at 2:20 p.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR HFLP LC, PROTEST NO. 25163

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:20 p.m. to conduct a property tax assessment protest hearing for HFLP LC, protest no. 25163. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Kevin Sorensen, Appraiser Supervisor Mike Cowan, Appraiser Darryl Speiser, Appraiser Trainee Gray Clayman, Other Assessor's Office Staff, Deputy P.A. Trent McRae, Deputy P.A. Laura Keys, Director of Constituent Services Aaron Williams, Matt Voris on behalf of protest no. 25163, and Deputy Clerk Jenen Ross. Mr. Voris offered testimony in support of the protest application. Darryl Speiser and Mike Cowan offered testimony on behalf of the Assessor's Office. Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to close public testimony. Following testimony and Board questions, discussion and deliberation, Commissioner Brooks made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 2:28 p.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR TARGET, PROTEST NO. 25172

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:32 p.m. to conduct a property tax assessment protest hearing for Target, protest no. 25172. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Supervisor Mike Cowan, Appraiser Trainee Gray Clayman, Deputy P.A. Trent McRae, Deputy P.A. Laura Keys, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. No one appeared to offer testimony and based on the recommendation the Assessor's Office a motion was made by Commissioner Brooks to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 2:34 p.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR CF HIPPOLYTA NAMPA LLC, PROTEST NO. 25020

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:34 p.m. to conduct a property tax assessment protest hearing for CF Hippolyta Nampa LLC, protest no. 25020. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Supervisor Mike Cowan, Appraiser Trainee Gray Clayman, Deputy P.A. Trent McRae, Deputy P.A. Laura Keys, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. No one appeared to offer testimony and based on the recommendation the Assessor's Office a motion was made by Commissioner Van Beek to uphold the Assessor's value. The motion was seconded by Commissioner Brooks and carried unanimously. The hearing concluded at 2:36 p.m. and an audio recording is on file in the Commissioners' Office.

MATTERS RELATED TO THE BOARD OF EQUALIZATION

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:36 p.m. to consider matters related to the Board of Equalization. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Supervisor Mike Cowan, Appraiser Trainee Gray Clayman, Deputy P.A. Trent McRae, Deputy P.A. Laura Keys, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. A spreadsheet of 10 appeals that were settled prior to hearing was presented for Board consideration. The appeals settled were as follows:

- Johnson, appeal no. 25182, parcel no. 12200597 0
- Wishney, appeal no. 25001, parcel no. 04580000 0
- Luckey, appeal no. 25060, parcel no. 11692000 0
- MROF I Nampa, appeal nos. 25168, 25169, 25170, and 25171, parcel nos. 12143201 0, 12143202 0, 12143203 0, and 12143204 0
- Idaho3785 LLC, parcel no. 25055, parcel no. 08864000 0
- Pinson Malakai Everett, parcel no. 25057, parcel no. 04817000 0

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to approve the adjustments as presented. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 2:43 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 27, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Taqueria Mexico Chiquito LLC to be used on 6/29/25 for a rodeo event

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 9:32 a.m. to consider action items. Present were: Commissioners Brad Holton and Zach Brooks, Assessor Brian Stender, Administrative Property Supervisor Holly

Hopkins, Facilities Director Rick Britton, Office Manager Becky Kearsley, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a casualty loss application for property located at 6273 Quenzer Lane, Star, parcel no. 33999010 0 for Evan Welch: Ms. Hopkins explained this was a loss that happened in April. $24,700 is the amount to be removed for 2/3 of the year loss. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to approve the casualty loss as presented.

Consider a release of lien for property located at 0 E. Pink Bud St., Nampa, parcel no. R3437114300: Director Britton said this property has sold and with the sale of the property the lien has been paid. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the release of lien on the property as presented.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting. The meeting concluded at 9:37 a.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET WORKSHOP #3 FOR THE PROSECUTOR'S OFFICE

The Board met today at 10:04 a.m. for FY2026 budget workshop #3 with the Prosecutor's Office. Present were: Commissioners Brad Holton and Zach Brooks, Commissioner Leslie Van Beek (arrived at 10:29 a.m.), Clerk Rick Hogaboam (left at 11:24 a.m.), Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Prosecutor Chris Boyd, Sr. Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, COO Greg Rast, Facilities Director Rick Britton (arrived at 10:09 a.m.), and Deputy Clerk Jenen Ross.

Prosecutor Boyd explained that he feels they have the opportunity to become competitive with other prosecutor's offices around the state as well as keep things budget neutral. A number of sacrifices have been made in an effort to prioritize. He said he would like for his office to be "leaner and meaner" vs. "large and slow". It's anticipated that in general revenues are remaining the same but that the Nampa City prosecution contract looks to increase by $166,668.00. Mr. Boyd has not yet received back a signed contract from the City of Nampa but based on what he's seen of their proposed budget it seems to indicate they've accounted for this cost.

Mr. Boyd is proposing to vacate five (5) positions with the total reduction of $705,205.01 which includes benefits. The total revenue offsets are $769,978.00 making a net fiscal impact of $64,772.99.

Mr. Boyd gave a review of the restructuring he's proposing for positions within the office and discussion ensued about the effect the state taking over public defense has had on Prosecutor's Offices and the ability to retain attorneys.

Mr. Bazzoli spoke about the importance of the support staff and their breadth of knowledge. He spoke about how a change in title to paralegal and with a change in paygrade is more comparable to the work being done. Mr. Boyd and Ms. Batey spoke to positions that will be reclassified or removed and the reasoning for those changes.

Prosecutor Boyd would like to earmark $30,000 for intelligence gathering software to assist in investigations in a more efficient way. For cash flow purposes, Commissioner Holton asked if the PA's Office would be amenable to delaying purchase until January. They are agreeable to this.

Clerk Hogaboam addressed the offset of eliminated positions to increases, neutral to the increase from Nampa, is a net increase of about $100,000. In future years there are several contingencies that will affect how the PA budget is structured.

In response to Commissioner Brooks' question, Mr. Rast said these would be treated as market adjustments. Last year, it was an either/or situation, anyone receiving a market adjustment did not receive a COLA but it would be Board discretion how it would be handled this year and could be part of the upcoming compensation discussion. Prosecutor Boyd has mixed feelings; he said newer attorneys received a significant increase so he feels okay with that but that some legal assistants only received a small increase to account for their years which may be smaller that what the COLA may be and he would hate for the attempt to be equitable and fair to end up being less equitable and fair.

Mr. Bazzoli noted that the overtime, part-time and temporary budget lines will all be kept at the same rate as FY2025

Commissioner Holton expressed his appreciation for Mr. Boyd's budget but stated the budget is extremely tight and if the State PD's office chooses to increase salaries again next year, the county may not have room in the budget to follow suit next year.

Controller Wilmot clarified and confirmed with the Board that $30,000 will be added to the budget for the software and five (5) positions will be unfunded within the PAs budget.

Commissioner Holton made a motion to take the presentation that was provided, modify the proposed budget with these changes, accept them, take them under advisement, put them into the proposed budget and move forward. Commissioner Brooks seconded the motion

verifying that Commissioner Holton's motion includes $30,000 for the software. The motion carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

The meeting concluded at 11:37 a.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR DENNIS AND NEVA BOYD FAMILY TRUST, PROTEST NO. 25157, 25156, 25155

The Board of County Commissioners, sitting as a Board of Equalization, met today at 1:33 p.m. to conduct a property tax assessment protest hearing for Dennis and Neva Boyd Family Trust, protest nos. 25157, 25156, and 25155. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Katrina Ponce, Appraiser Roger Craig, Appraiser Ken Watters, Appraiser Supervisor Autumn Wall, Administrative Analyst Helena Thompson, Dennis Boyd, and Deputy Clerk Jenen Ross. Dennis Boyd offered testimony in support of the protest application. Greg Himes offered testimony on behalf of the Assessor's Office. Following testimony and Board questions, discussion and deliberation, it was determined that more information is needed regarding encumbrance of the property. Commissioner Holton made a motion to defer these protests to a later date and it was decided they could be added to the Board of Equalization schedule on July 14th. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 1:53 p.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR MICHAEL KASPER, PROTEST NO. 25174

The Board of County Commissioners, sitting as a Board of Equalization, met today at 1:54 p.m. to conduct a property tax assessment protest hearing for Michael Kasper, protest no. 25174. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Katrina Ponce, and Deputy Clerk Jenen Ross. No one appeared to offer testimony on the protest and following comments from Katrina Ponce and Greg Himes, Commissioner Brooks made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing. The hearing concluded at 1:55 p.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER NOTICE OF LIEN FOR PROPERTY LOCATED AT 16947 W. LINDEN ST, CALDWELL - PARCEL NO. R35595

The Board met today at 4:30p.m. to consider a notice of lien for property located at 16947 W. Linden St. Caldwell – Parcel no. R35595. Present were: Commissioner Leslie Van Beek, Commissioner Zach Brooks via telephone, and Deputy Clerk Jenen Ross.

Commissioners Brooks and Van Beek noted they have reviewed the document and are in favor. A motion was made by Commissioner Brooks to sign and approve the notice of lien for property located at 16947 W. Linden St. Caldwell, parcel no. R35595. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 4:30 p.m. and an audio recording is on file in the Commissioners' Office.

JUNE 2025 TERM
CALDWELL, IDAHO JUNE 30, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Ryan T. Mills, Deputy Judicial marshal, rehire
- Abigail Gagnon, Court Clerk II, promotion
- Maria Bravo, Court Clerk II, promotion
- Masie Hancock, Court Clerk II, promotion
- Alexa Lybbert, Temporary Fair Staff, new hire
- Libby Blattner, Temporary Livestock Intern, rehire
- Rachel Wandell, Temporary Livestock Intern, new hire

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR EQUITY TRUST COMPANY CUSTODIAN FBO TIM L, PROTEST NO. 25061

The Board of County Commissioners, sitting as a Board of Equalization, met today at 9:30 a.m. to conduct a property tax assessment protest hearing for Equity Trust Company Custodian FBO Tim L, protest no. 25061. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Supervisor Mike Cowan, Appraiser Ken Watters, Appraiser Supervisor Autumn Wall, Appraiser Roger Craig, Timothy Luckey on behalf of Equity Trust Company, and Deputy Clerk Jenen Ross. Mr. Luckey offered testimony in support of the protest application. Ken Watters, Greg Himes and Autumn

Wall, and Holly Hopkins offered testimony on behalf of the Assessor's Office. Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to close public testimony. Following testimony and Board questions, discussion and deliberation, Commissioner Brooks made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 10:09 a.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR ANANDA LLC, PROTEST NO. 25036

The Board of County Commissioners, sitting as a Board of Equalization, met today at 10:09 a.m. to conduct a property tax assessment protest hearing for Ananda LLC, protest no. 25036. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Assessor Brian Stender, Appraiser Supervisor Mike Cowan, Appraiser Roger Craig and Deputy Clerk Jenen Ross. No one appeared to offer testimony but an email from an Ananda LLC representative was read into the record which requested the Assessor's value be upheld. Based on the email and recommendation of the Assessor's Office, Commissioner Holton made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Brooks and carried unanimously. Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing. The hearing concluded at 10:12 a.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR EMBASSY INC., PROTEST NOS. 25136 THRU 25147 AND 25152

The Board of County Commissioners, sitting as a Board of Equalization, met today at 1:36 p.m. to conduct a property tax assessment protest hearing for Embassy Inc., protest nos. 25136 thru 25147 and 25152. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Joni Irby, Appraiser Supervisor Roger Craig, Appraiser Supervisor Mike Cowan, Other Assessor's Office staff, and Deputy Clerk Jenen Ross. No one appeared to offer testimony but an email was read into the record by Ms. Hopkins noting that the applicant's representative requested the Assessor's values be upheld. Commissioner Van Beek made a motion to uphold the Assessor's values on each of the protests as requested and read into the record. The motion was seconded by Commissioner Brooks and carried unanimously. The hearing concluded at 1:36 p.m. and an audio recording is on file in the Commissioners' Office.

Commissioner Holton motioned to recess until just before 3:00 p.m. The motion was seconded by Commissioner Brooks and carried unanimously.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR MACABI INC, PROTEST NO. 25173

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:57 p.m. to conduct a property tax assessment protest hearing for Macabi Inc, protest no. 25173. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Kevin Sorensen, Appraiser Darryl Speiser, Appraiser Supervisor Mike Cowan, Other Assessor's Office staff, Mauricio Quintero and Brenda McMonigle on behalf of Macabi Inc., and Deputy Clerk Jenen Ross. Mr. Quintero and Ms. McMonigle offered testimony in support of the protest application. Darryl Speiser and Mike Cowan offered testimony on behalf of the Assessor's Office. Following testimony and Board questions, discussion and deliberation, Commissioner Van Beek made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Brooks and carried unanimously. The hearing concluded at 3:21 p.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR VM PROPERTIES, PROTEST NOS. 25175 AND 25176

The Board of County Commissioners, sitting as a Board of Equalization, met today at 3:23 p.m. to conduct a property tax assessment protest hearing for VM Properties, protest nos. 25175 and 25176. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, Appraiser Kevin Sorensen, Appraiser Darryl Speiser, Appraiser Supervisor Mike Cowan, Other Assessor's Office staff, and Deputy Clerk Jenen Ross. No one appeared to offer testimony and based on the Assessor's Office recommendation, Commissioner Van Beek made a motion to uphold the Assessor's value on protest nos. 25175 and 25176. The motion was seconded by Commissioner Brooks and carried unanimously. Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing. The hearing concluded at 3:23 p.m. and an audio recording is on file in the Commissioners' Office.

THE MINUTES OF THE FISCAL TERM OF JUNE 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

JULY 2025 TERM
CALDWELL, IDAHO JULY 1, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Wendy Denise Flechsing, Customer Service Specialist, transfer from Dispatch to Booking

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS; AND PUBLIC HEARING TO RECEIVE COMMENTS REGARDING A PROPOSED FEE INCREASE TO THE WEED AND PEST FEE SCHEDULE WITH AN ACTION ITEM

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items; and for a public hearing to receive comments regarding a proposed fee increase to the Weed and Pest fee schedule with an action item. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, HR Director Marty Danner, Controller Kyle Wilmot, IT Assistant CIO Steve Webb, Project Manager Shawn Adamson, Project Manager Aaron Lasley, Facilities Director Rick Britton, Facilities Project Manager Desiree Brumley, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Public Hearing to Receive Comments Regarding a Proposed Fee Increase to The Weed and Pest Fee Schedule: Commissioner Holton opened the hearing confirming that no comments were received via phone, email, or USPS, nor did anyone appear to offer comment. Director Britton explained that there were fee changes to the administrative cost mark-up per abatement, the collection fee per abatement, and the trip charge to the City of Star. Commissioner Holton closed the public comment.

- *Consider a Resolution Authorizing an Increase to the Fee Schedule for the Canyon County Weed and Pest Department:* Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution authorizing an increase to the fee schedule for the Canyon County Weed and Pest Department (resolution no. 25-139).

Consider Statement of Work with OnePlan Solutions, LLC: Mr. Cramer explained this replaces the current project management software. It is a two-part agreement, the first is for 40-hours of "as used" consulting services. The second part is a 3-year agreement with non-appropriation provisions should the county decide not to appropriate funds in an upcoming year. Mr.

Adamson said this is the replacement for ProjectManager.com. This new agreement will provide a cost savings of $7K annually, allows for additional licenses for use by other departments, integrates well with other Microsoft products, and provides for much more functionality. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the Statement of Work with OnePlan Solutions, LLC (agreement no. 25-064).

Consider Administrative Services Agreement Between GEMPLAN and Blue Cross of Idaho Health Service, Inc: Director Danner said that although Gallagher explored other options, GEMPLAN is still the best option for the county. Mr. Wesley explained this is the annual administrative services agreement that GEMPLAN enters into with BCI. There is a secondary signature line because there are special conditions for the county due to having a self-insured fund separate from GEMPLAN. The body of the agreement is the same as will be applicable to all the GEMPLAN members. Mr. Wesley spoke specifically about the appeal process as outlined within the agreement. Due to some confusion on the rates portion of this agreement, it will be postponed to a later date. Commissioner Holton made a motion to continue this action item to Tuesday, July 8th at 9:30 a.m. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Brooks asked about an email received from Director Williams regarding Caldwell's differing opinion addressing animal control. Their opinion is that it is the county's responsibility to respond to dog-at-large calls even within city limits. Commissioner Brooks feels that this is the city's way of putting the burden of cost and responsibility back on the county. Mr. Wesley said that the city has its own obligations and responsibilities and doesn't think the county bears any responsibility for dog enforcement within the cities. Legal will look into this further and come back to the Board with more information in order to respond.

Mr. Wesley spoke about an Area of Impact letter which he will forward to the Board for review.

Commissioner Van Beek asked about IT acquisitions and what gets put onto the county network. Commissioner Holton spoke about how he feels this does need to be addressed but there needs to be further evaluation of the best way for it to be handled. Commissioner Van Beek expressed her concerns about tracking and disposal of equipment. This discussion will be brought back at a later time when COO Rast is back in the office.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 9:58 a.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR AWND PROPERTIES LLC, PROTEST NOS. 25064 THRU 25082, 25084, 25086 THRU 25088, 25091, 25093, 25095 THRU 25098, 25100 THRU 25115

The Board of County Commissioners, sitting as a Board of Equalization, met today at 10:31 a.m. to conduct a property tax assessment protest hearing for AWND Properties LLC, protest nos. 25064 thru 25082, 25084, 25086 thru 25088, 25091, 25093, 25095 thru 25098, 25100 thru 25115. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, and Deputy Clerk Jenen Ross. A representative for AWND Properties has been in contact with the county and the Assessor's Office is requesting the 44 protests be upheld. Commissioner Brooks made a motion to uphold the Assessor's value on all 44 protests. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 10:33 a.m. and an audio recording is on file in the Commissioners' Office.

MATTERS RELATED TO THE BOARD OF EQUALIZATION

The Board of County Commissioners, sitting as the Board of Equalization, met today at 10:33 a.m. to consider matters related to the Board of Equalization. Present were: Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Greg Himes, Chief Appraisal Supervisor Holly Hopkins, and Deputy Clerk Jenen Ross. Ms. Hopkins explained they are offering a property tax reduction for business use on parcel no. 32383000 0. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the Assessor Adjustments to 2025 certified Values - #2. Commissioner Holton motion to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 10:35 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 1:34 p.m. to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Deputy P.A. Trent McRae, Code Enforcement Supervisor Eric Arthur, DSD Director Jay Gibbons, Assistant DSD Director Josh Johnson, Sr. Administrative Specialist Pam Dilbeck, Martin Maestrejuan for Flying Arrow Landing Subdivision, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider the final plat for Flying Arrow Landing Subdivision, case no. SD2024-0008: Mr. Gibbons gave a brief staff report stating that Flying Arrow Landing Subdivision is located within Homedale's Area of City Impact. He has a correction in regard to the public road access, that 2 road that provide access to the 12 residential lots within the subdivision are private roads which will take access from a public road. This property was conditionally rezoned to Rural Residential, has 12 residential lots, the 13th lot is a road lot; the subdivision has pressurized irrigation, individual wells and septic. Each of the 11 conditions set forth by the Board have been met. Commissioner Holton expressed his concern about Article VI, Section N of the CC&Rs documents. Following Board discussion and clarifications, commissioner Brooks made a motion to recess for 5 minutes. The motion was seconded by Commissioner Van Beek and carried unanimously. A recess was taken at 2:08 p.m. to allow for Mr. Maestrejuan to revise his document. The Board went back on the record at 2:20 p.m. and Commissioner Holton read the revised language into the record. The new language for the second sentence of Article VI, Section N of the CC&Rs now states: "*The private roads will be transferred by the Declarant to the Association at the time upon the sale of 75% of the lots in the subdivision.*" This verbiage is acceptable to the Board. Mr. Maestrejuan spoke about a building agreement between him and his neighbor, Chester Mervin. The agreement indicates that all of Mr. Mervin's requirements have been met by Mr. Maestrejuan. Commissioner Holton made a motion to approve the final plat with the declared change of paragraph N on page 14 and also with the additional submittal that has been provided by Mr. Maestrejuan. The motion was seconded by Commissioner Brooks and carried unanimously. Copies of the CC&R document and the Release Agreement with Mr. Mervin are on file with this day's minutes.

The Board recessed from 2:24 p.m. to 2:27 p.m.

Consider a release of Certificate of Non-compliance for property located at 28510 Harvey Rd, Caldwell; parcel no. 37813010: Mr. Arthur said that all code enforcement requirements have been met and provided a brief history of the property, violations, and notifications. The property is currently in compliance. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the release of certificate of non-compliance for property located at 28510 Harvey Rd., Caldwell; parcel no. 37813010.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 2:30 p.m. and an audio recording is on file in the Commissioners' Office.

No meetings were held this day.

JULY 2025 TERM
CALDWELL, IDAHO JULY 3, 2025

No meetings were held this day.

JULY 2025 TERM
CALDWELL, IDAHO JULY 7, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Timothy S. Kelley, Deputy Judicial Marshal, new hire
- Nate Campbell, Maintenance Technician, returning from USERRA leave

MEETING WITH THE SHERIFF'S OFFICE

The Board met today at 1:31 p.m. with the Sheriff's Office for FY2026 budget workshop no. 3 and for a discussion on the Pond Lane Female Detention Facility. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Chief Deputy Sheriff Doug Hart, Financial Manager David Ivers, Director of Constituent Services Aaron Williams, Chief Deputy Clerk Jess Urresti, Project Manager Desiree Brumley, Cpt. Harold Patchett, Cpt. Chuck Gentry, PIO Joe Decker, Lt. Travis Engle, Chief Deputy Treasurer Steve Onofrei, Cpt. Ray Talbot, Other Sheriff's Office staff, COO Greg Rast, Treasurer's Office Banking and Finance Manager Melissa Tucker (arrived at 2:05 p.m.), and Deputy Clerk Jenen Ross.

FY2026 budget workshop no. 3:

Chief Hart reviewed the following budget items:

- Projects 26-1 thru 26-5 budget has been reduced to $309,898 which is about a $125K savings. Costs for project 26-4 are still being finalized and the Sheriff's Office is doing everything they can to reduce costs.

- There are still some B budget savings in FY25 which could be used for projects 26-1,26-2, and 26-5 or funds could roll to the general fund to be used in FY26.Following comments from the Clerk, COO and Commissioner Holton, it was decided it may be beneficial to purchase items now in order to have known costs vs. waiting where there

could be potential cost increases. CCSO will start looking into making purchases and ensuring appropriate storage.

Pond Lane Female Detention Facility

- Chief Hart said there has been a proposal to add $6.5M to the FY26 budget for construction for a women's facility at Pond Lane. It is estimated that the entire project will be between $8-10M which includes utility hook up. Following discussion, it was determined that it would be more appropriate to include the female detention facility in the 510 budget and the gun range project in the 410 budget. COO Rast explained that due to timing the facility will likely not be built in FY2026 but planning for a 75-80% burn rate in FY26 with the remaining in FY27. Clerk Hogaboam spoke about fund balance capacity and reviewed a fund balance report which in on file with this day's minutes. Following the discussion and information provided by the Clerk, it was determined that $7.5M will be included in the budget with the remainder of $2.5M. Commissioner Van Beek expressed her support for this action. $6.5M will be included in the 410 budget.
- COO Rast asked about the market adjustments, Chief Hart confirmed they have been vetted through HR and the total number of $78,000 has been included in PowerPlan.

Commissioner Holton made a motion, with the one change, to accept what has been presented in the workshop. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting.

The meeting concluded at 2:20 p.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET DISCUSSIONS

The Board met today at 3:02 p.m. for FY2026 budget discussions. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, HR Director Marty Danner, Director of Constituent Services Aaron Williams, Chief Deputy Clerk Jess Urresti, Juvenile Probation Supervisor III Elda Catalano, Misdemeanor Probation Supervisor II Jeff Breach, CCSO Financial Manager David Ivers, CCSO PIO Joe Decker, Chief Deputy Treasurer Steve Onofrei, Treasurer's Finance Manager Melissa

Tucker, Facilities Director Rick Britton, Lt. Travis Engle, Chief Deputy Sheriff Doug Hart, COO Greg Rast, and Deputy Clerk Jenen Ross. The budget discussions were as follows:

ARPA: Controller Wilmot said he is more comfortable accounting for $8M which would allow the spending authority to be available if needed. The Board is supportive of this.

Tort: COO Rast said he's spoken with The Hartwell Corporation and it's been determined that a 12% increase will cover new and upcoming acquisitions. Currently this budget is at $1.6M, a 12% increase will increase it by $192,000. All other areas will be left as-is.

General:
Following discussion, the reserve amount will be left at $300,000. $120,000 the Coroner's Office generator has been accounted for in the Facilities budget and $30,000 for the proposed quiet-zone has been accounted for in an intergovernmental line.

Controller Wilmot also noted that the cost for the annual audit has increased by $4000 so that line item was adjusted. The Board would like there to be consideration of an RFP for audit services. Additionally, compilation of the AFCAR information will likely need to be contacted out next year.

COO Rast explained that in FY2023 $100,000 was received from LATCF and although there are restrictions for how the funds can be spent he recommends it be used for court equipment as there is a pivot to the cloud project with the Idaho Supreme Court. These funds will be added to the Clerk's Court budget.

Commissioner Holton made a motion to accept and move this information forward in the budget process. The motion was seconded by Commissioner Van Beek and carried unanimously.

Compensation proposal:
COO Rast reviewed a PowerPoint which addressed the following:

- Fiscal Year 2026 obligations including contribution to the health trust, Sheriff's administration building construction overrun, and construction of the female detention facility
- Increase in health trust expenses over the past 10 years in comparison to employee contribution

Commissioners Holton and Van Beek expressed their frustration with the state legislature and the effects of HB389.

Director Danner noted that although it's been discussed, she is not presenting merit-based increases today. A worksheet was provided that gave 4 options for possible compensation proposals for FY2026. The options were as follows:

1% COLA & SO Scheduled Comp Increase
572 County Employees = $ 413,507.28
32 Solid Waste/Enterprise Fund = $ 21,229.86
210 Sheriff's Office = $ 775,200.00
Total $ 1,209,937.14

2% COLA & SO Scheduled Comp Increase
572 County Employees = $ 827,014.56
32 Solid Waste/Enterprise Fund = $ 42,459.72
210 Sheriff's Office = $ 775,200.00
Total $ 1,644,674.28

$2000 1- time payment in January
572 County Employees = $ 1,315,600.00
32 Solid Waste/Enterprise Fund = $ 73,600.00
210 Sheriff's Office = $ 483,000.00
Total $ 1,872,200.00

$2000 1-time payment & SO Schedule Increases
572 County Employees = $ 1,315,600.00
32 Solid Waste/Enterprise Fund = $ 73,600.00
210 Sheriff's Office = $ 775,200.00
Total $ 2,164,400.00

At the request of the Board, Chief Hart spoke about the turnover rate when he first started working for the Sheriff's Office, which was about 30% with a cost of about $3.4M. Currently the turnover is about 3% which is mainly due to retirements. With implementation of the Sheriff's pay scale and scheduled increases, they've been able to hire and retain exceptionally talented personnel. Commissioner Holton would like to see the Sheriff's Office planned pay schedule continue to move forward. Chief Hart spoke about how the pay schedule works as clarification for the Clerk.

Director Danner spoke about how they chose January as the date for the one-time payout. She said that is when the new healthcare premiums will roll out with an anticipated increase to the employee contribution. In order to be eligible for the one-time payout, employees would need to be active and full-time as of August 1st. Mr. Rast also suggested they could be paid out

the first paycheck in February in order to see where state revenues come in during January; the Board is more comfortable with this option. At the recommendation of Director Danner, the Board is favorable to doing a separate payroll run for these payouts.

The Board would like to have a more in-depth discussion regarding the health trust and its funding. Director Danner will work with Lt. Flores to collect some information and schedule a meeting.

Commissioner Holton made a motion to take this under advisement, work to get some additional numbers and schedule this workshop to continue on Monday (July 14th) from 1:30 to 3:00. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

The meeting concluded at 4:38 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 8, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Stephanie Hutchings, Court Clerk III, promotion
- Anita F. Hollis, Admissions Supervisor, rehire
- Matthew Westgate, Clerk Support Specialist, new hire
- Maria Albarran, Court Clerk I, new hire

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Liberty Lounge to be used 7/12/25 for a Cornhole Tournament
- Acapulco Mexican Restaurant to be used on 8/15/25 for the Puga wedding
- Casa Robles to be used on 8/2/25 for the Corwin wedding
- O'Michael's Pub & Grill to be used on 7/19/25 for the Hagus wedding reception

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

The Board met today at 9:32 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Deputy P.A. Trent McRae, Fair Director Diana Sinner, COO Greg Rast, HR Director Marty Danner, Director of Constituent Services Aaron Williams, Recording Supervisor Emily Howell, Facilities Director Rick Britton, Assistant Facilities Director Carl Dille, Project Manager Desiree Brumley, Landfill Director David Loper, Assistant Landfill Director Daniel Pecunia, Cpt. Chuck Gentry, Emergency Communications Officer IV Roxanne Wade, Planning Supervisor Dan Lister, DSD Director Jay Gibbons, Assistant DSD Director Joshua Johnson, Representatives for Realtor Norm Brown, Sales representative from John Deere, Representative from Motorola, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider taking comment on the record for Purchase of John Deere 772G Motor Grader with 6WD:
Commissioner Holton opened the hearing confirming that no comments were received via phone, email, or USPS, nor did anyone appear to offer comment. Director Loper said this is a FY2026 purchase for a John Deere 772G Motor Grader. Since the original quote there have been some governmental discounts applied which have reduced the price to about $481K. Additionally, the buyback came in at $70K. Delivery is expected around October 1st. Commissioner Holton closed the public hearing.

- *Consider Sales Agreement Order with Coastline Equipment:* Commissioner Brooks motioned to sign the sales agreement with Coastline Equipment as presented. The motion was seconded by Commissioner Van Beek and carried unanimously (agreement no. 25-073).

Consider taking comment on the record for Purchase of Motorola Solutions 911 AXS Radio Consoles & Watson Dispatch Furniture: Commissioner Holton opened the public hearing confirming that no comments were received via phone, email, or USPS, nor did anyone appear to offer comment. Mr. Cramer explained that this agreement is for equipment only which will be installed in the new Sheriff's Administration building. The cost is approximately $2.45M, which will come from the E911 fund. Cpt. Gentry spoke to how this equipment is vital to the operation of dispatch. Commissioner Holton closed public comment.

- *Consider Purchase Agreement for Motorola Solutions 911 AXS Radio Consoles & Watson Dispatch Furniture:* Commissioner Brooks made a motion to sign the purchase agreement for Motorola Solutions 911 AXS Radio Consoles & Watson Dispatch Furniture. The motion was seconded by Commissioner Van Beek and carried unanimously (agreement no. 25-074).

Consider Canyon County Fair Entertainment Agreements with:

- o Carol Grabner/Balloon Animals and Face Painting clown (agreement no. 25-065)
- o Curtis Carlyle/Comedic Juggler-Stilt Walker (agreement no. 25-066)
- o Erick Kand/Hypnosis Events LLC (agreement no. 25-067)
- o Wilma June Madison/Balloon Animals and Face Painting Clown (agreement no. 25-068)

Director Sinner explained these are the standard entertainment agreements that have been used for a number of years. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Canyon County Fair Entertainment agreements as presented.

Consider Canyon County Fair Talent Buyer Agreement with Lakefront Entertainment, LLC dba Fran Romeo Agency: Director Sinner said this is for the concert mainstage entertainment and that the Fair has worked with this talent buyer for several years. The agreement is an industry standard where the fair pays 10% of the artist's guarantee. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Canyon County Fair Talent Buyer agreement with Lakefront Entertainment, LLC dba Fran Romeo Agency (agreement no. 25-069).

Consider Administrative Services Agreement Between GEMPLAN and Blue Cross of Idaho Health Service, Inc: Following the previous meeting, Director Danner has been able to confirmed the agreement is worded correctly. Legal confirmed they have reviewed the contract. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the Administrative Services agreement between GEMPLAN and Blue Cross of Idaho Health Service, Inc (agreement no. 25-070).

Consider Chilitime.com dba Idaho Food Truck Association Food Truck Parking Management Agreement: Mr. Bazzoli explained this agreement will allow the opportunity for food trucks at the courthouse campus. This is not a financial agreement and there is no cost to the taxpayers. The company will manage the booking of the food trucks with the space available and number of trucks being provided by the county. The county is not maintaining licensing or insurance of the food trucks and therefore is no liability on the county. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Chilitime.com dba Idaho Food Truck Association Food Truck Parking Management Agreement (agreement no. 25-071).

Consider Buyer Representation Agreement with Ben Kneadler Broker of NAI Select: Mr. Wesley explained that the agreement with Norm Brown has lapsed so this is just a renewal of that agreement. He noted that on the third page of the agreement there is a section to select either Limited Dual Agency or Single Agency, Norm Brown has always operated for the county as a

Single Agency. Commissioner Holton made a motion to authorize Commissioner Van Beek's signature representing Canyon County and to initial as necessary. The motion was seconded by Commissioner Brooks and carried unanimously (agreement no. 25-072).

Consider Legal Notice for Public Hearing to Consider Adopting Revised Canyon County Recorder Fee Schedules: Emily Howell said it has been several years since fees were updated in the Recorder's Office. The public hearing will take place on July 24th at 9:30 a.m. A draft of the proposed fees will be available for public review. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the legal notice for public hearing to consider adopting revised Canyon County Recorder Fee Schedules.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206(1)(C) AND (D), REGARDING ACQUISITION OF AN INTEREST IN REAL PROPERTY AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 10:05 a.m. pursuant to Idaho Code, Section 74-206(1) (c) and (d) regarding acquisition of an interest in real property and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal counsel, and other parties. The Executive Session concluded at 11:13 a.m. with no decision being called for in open session.

The meeting concluded at 11:14 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER CERTIFICATES OF NONCOMPLIANCE ON THE FOLLOWING PROPERTIES:

The Board met today to consider certificates of noncompliance for various parcels. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Code Enforcement Supervisor Eric Arthur, Code Enforcement Officer Katie Phillips, Code Enforcement Officer Gary Westerfield, Assistant DSD Director Joshua Johnson, and Deputy Clerk Jenen Ross. Each parcel was considered as follows:

- *706 N. Pit, Nampa (R24658):* Officer Westerfield gave a brief history of the case and the complaints that have been received. There appears to be an autobody shop operating in a zone where it is not permitted. Upon the motion of Commissioner Van Beek and

second by Commissioner Brooks the Board voted unanimously to sign the certificate of noncompliance for property located at 706 N. Pit, Nampa (R24658).

Discussion ensued regarding revisions to the ordinance that are being worked through between DSD and legal.

- *17665 Upper Pleasant, Caldwell (R35530):* Officer Phillips said the property owner has applied for a CUP so no action will be taken at this time.

- *0 Willis, Caldwell (R34550011):* Officer Phillips gave a history of the case and the steps that have been taken. The use on this property requires a CUP and as of today no application has been received. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the certificate of noncompliance for property located at 0 Willis, Caldwell (R34550011).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 2:03 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 9, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Regina Vasquez, Training Coordinator, new hire

MATTERS RELATED TO BOARD OF EQUALIZATION – ASSESSOR HOMEOWNER ADJUSTMENTS

The Board met today at 3:04 p.m. to consider matters related to the Board of Equalization – Assessor Homeowner Adjustments. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Administrative Appraiser Supervisor Holly Hopkins, and Deputy Clerk Jenen Ross. The adjustments were considered as follows:

Assessor Adjustments to 2025 Certified Values - #3:

Ms. Hopkins said 45% of the residence is being used for business purposes so the homeowner exemption is only being applied to the portion that's lived in. Upon the motion of

Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Assessor Adjustments to 2025 Certified Values - #3 for parcel no. 32095396 0.

Assessor Adjustments to 2025 Certified Values - #4 Homeowners Exemption Adjustments: Assessor Stender explained that HB562 allows new homeowners to apply for a homeowner exemption year-round. The applications that came in after the 4th Monday in June are included as part of this document. Commissioner Van Beek made a motion to approve the Assessor Adjustments to the 2025 Certified Values - #4 Homeowners Exemption Adjustments as presented. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 3:11 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 10, 2025

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for Liberty Lounge to be used at various events throughout the months of July, August, and September (30 permits were signed).

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

The Board met today at 9:33 a.m. for a meeting with county attorneys for a legal staff updated and to consider action items. Present were: Commissioners Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Sr. Chief Deputy P.A. Ingrid Batey, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Lt. Dion Trimble, CCSO Systems Administrator I William Brust, Solid Waste Director David Loper, DSD Director Jay Gibbons, Parks director Nicki Schwend, Assistant Parks Director Michael Farrell, Outdoor Recreation Planner Alex Eells, Controller Kyle Wilmot, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Engineering and Surveying Agreement with Keller Associates, Inc.: Director Gibbons said he has been working with legal to get these agreements updated. Mr. Bazzoli confirmed that the contract was updated by Zach Wesley. The contract includes increased fees and is now on auto renewal, otherwise it is similar to prior agreements. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the Engineering and Surveying agreement with Keller Associates, Inc. (agreement no. 25-075)

Consider Addendum No. 1 to Request for Proposals for the Periodic Household Hazardous Waste Disposal Services Project: Director Loper said this addendum will address questions that have been received from potential proposers. The proposal submission due date will also be moved from July 14th to July 21st. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign addendum no. 1 to the request for proposal for the Periodic Household Hazardous Waste Disposal Services project. Director Loper will send the addendum to each of the companies that sent questions.

Consider appraisal agreement with Bull Appraisal Services for 1325 E. Denver St., Caldwell: Mr. Bazzoli explained this is a basic appraisal agreement in the amount of $525. The agreement notes that the appraisal will happen within 7 days. Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to sign the appraisal agreement with Bull Appraisal Services as presented (agreement no. 25-076).

Consider assignment, assumption and real estate purchase and sale agreement for 1325 E. Denver St., Caldwell: Mr. Bazzoli said this is for the purchase of commercial real estate that the county put $5000 earnest money toward. Additionally, the cancellation provisions within the contract were addressed by Mr. Bazzoli. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the assignment, assumption and real estate purchase and sale agreement for 1325 E. Denver St., Caldwell (agreement no. 25-077).

Consider Idaho State Parks and Recreation Grant Agreement Regarding Phase 2 of the Celebration Park Boater Improvements Cost Increase: Director Schwend said that phase 2 of the boater improvement grant has been secured. This is the standard grant agreement with a 15% match. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the Idaho State Parks and Recreation grant agreement regarding phase 2 of the Celebration Park Boater Improvements cost increase (agreement no. 25-078).

Consider a Resolution Designating Surplus Property and Authorizing the Destruction of BWC Pro-Vision Cameras: Lt. Trimble explained that with the recent purchase of new body cameras they now have 88 cameras to be destroyed that are no longer operational, there is no usefulness left, and they hold no value. A list of the exact equipment to be destroyed is included with the resolution. Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to sign the resolution designating surplus property and authorizing the destruction of BWC Pro-Vision Cameras (resolution no. 25-140).

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Brooks made a motion to go into Executive Session at 9:51 a.m. pursuant to Idaho Code, Section 74-206(1) (f) to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Zach Brooks, county legal staff, and other parties. The Executive Session concluded at 10:18 a.m. with no decision being called for in open session. The meeting concluded at 10:18 a.m. and an audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:34 a.m. for a DSD general business meeting. Present were: Commissioners Brad Holton and Zach Brooks, DSD Director Jay Gibbons, Director of Constituent Services Aaron Williams, COO Greg Rast, and Deputy Clerk Jenen Ross. Director Gibbons provided updates to the Board on the following:

- Annual statistics have been compiled but review will be postponed to a later date.
- DSD has been working with IT on call logs and hoping to be able to provide statistics at the next meeting.
- Another P&Z application was received Monday. The person lives outside the area of city impact in south Nampa.
- Director Gibbons sent an email to the Board yesterday which contains a link to the survey regarding land divisions. Before it is sent to the public, he asked for Board input. The Board requested that a link to GIS data be added but beyond that they are supportive of this continuing to move forward.
- General discussion regarding the upcoming private road ordinance, and original parcel ordinance which will be coming before the Board in the near future.
- Mr. Williams asked about solidifying the APA commission. So far there hasn't been any interest from the public, but Mr. Gibbons said he can create an application.
- A letter regarding the AOI will be sent to all city mayors and councils.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by commissioner Brooks and carried unanimously. The meeting concluded at 11:00 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER AN ACTION ITEM

The Board met today at 11:22 a.m. to consider an action item. Present were: Commissioners Brad Holton and Zach Brooks, Deputy P.A. Aaron Bazzoli, and Deputy Clerk Jenen Ross. The action item was considered as follows:

Consider Canyon County's trademark/service mark renewal application for the State of Idaho Secretary of State: Mr. Bazzoli explained the trademark renewal protects anyone from using or modifying the Canyon County seal.

Commissioner Brooks made a motion to approve the Canyon County trademark/service mark renewal application for the State of Idaho Secretary of State and authorizing the chairman's signature. The motion was seconded by Commissioner Holton and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting. The meeting concluded at 11:25 a.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 11, 2025

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Capitol Bar to be used 9/1/25 for the Murphy wedding
- Capitol Bar to be used 7/19/25 for the Williams wedding
- The Balcony Club to be used 9/7/25 for a U-pick Flower Farm event
- The Balcony Club to be used 9/6/25 for a U-pick Flower Farm event
- The Balcony Club to be used 8/10/25 for a U-pick Flower Farm event
- The Balcony Club to be used 7/20/25 for a U-pick Flower Farm event
- The Balcony Club to be used 10/11/25 for a U-pick Flower Farm event

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

The Board met today at 1:34 p.m. with the HR Director to discuss general issues, set policy, and give direction. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks,

HR Director Marty Danner, COO Greg Rast, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Administrative Property Appraiser Supervisor Holly Hopkins, Assessor's Office Business Manager Jennifer Loutzenhiser, and Deputy Clerk Jenen Ross. Director Danner updated the Board on the following:

- Dayforce implementation is moving forward with HR taking the lead including the payroll aspect. They've had 5 weekly meetings and are planning to start testing in mid-October with a go-live January 1st. Features that will be live starting January 1 include clock-in/ clock-out, and performance reviews. Dayforce will eventually take the place of JobScore, but Director Danner will need to extend that contract by 3 months as the transition takes place.
- In regard to the duties of payroll between HR and audit, COO Rast anticipates a meeting happening the week of August 18th.

Assessor Stender explained that in their FY26 budget there was a request to eliminate several positions and with the savings he'd like to fund a full-time Customer Service Specialist position. Currently they have a pool of candidates for another open position they may be able to pull from and take advantage by interviewing for two open positions simultaneously. Commissioner Holton noted that although this is not an action item today, the Board is favorable to moving this forward.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – PERSONNEL MATTERS AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 1:51 p.m. pursuant to Idaho Code, Section 74-206(1) (b) and (d) regarding personnel matters and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, and other parties. The Executive Session concluded at 2:43 p.m. with no decision being called for in open session.

Upon the motion of Commissioner Holton and second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting. The meeting concluded at 2:44 p.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION HEARINGS AND MATTERS

The Board met today at 2:44 p.m. to consider Board of Equalization hearings and matters. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, Administrative Property Appraiser Supervisor Holly Hopkins, COO Greg Rast, and Deputy Clerk Jenen Ross.

Ms. Hopkins reviewed the adjustments as follows:

Assessor adjustments to 2025 certified values - #5:
There are three adjustments being made as the errors were discovered. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to accept the Assessor adjustments to 2025 certified values - #5 as presented.

Assessor adjustments to 2025 certified values - #6:
These were appeal hearings that were continued to today in order to give the Assessor's Office time to work with Mr. Boyd, an agreement with Mr. Boyd has been reached. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign and approve the Assessor adjustment to 2025 certified values - #6 as presented.

Commissioner Brooks motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 2:50 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 14, 2025

MEETING WITH THE BOARD OF HEALTH TRUSTEES

The Board met today at 1:34 p.m. with the Board of Health Trustees. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Prosecutor Chris Boyd, HR Director Marty Danner, Board of Health Trustees Martin Flores, Jess Urresti, and Jennifer Loutzenhiser, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, CCSO PIO Joe Decker, Other Sheriff's Office personnel, Treasurer Jennifer Watters, COO Greg Rast, Clerk Rick Hogaboam (arrived at 1:41 p.m.), and Deputy Clerk Jenen Ross.

A presentation packet was reviewed with the Board which addressed potential options for medical, dental, vision, and life & disability. The materials presented are on file with this day's minutes.

Director Danner reviewed the materials as follows:

Medical:

- Assuming the same spend rate, the projected cost for calendar year 2026 is $14,830,127.
- Medical plans have not been updated since at least 2017.
- Working with Gallagher, two options have been created to allow employees to choose the plan that best fits their needs. A PPO and a high-deductible plan will be offered.
- Currently the county pays $970 per month, per employee. The request going forward is for the county to increase the contribution to $1287 per month, per employee. There has not been a change in employee or employer contribution since 2017.
- Note: As of 12/31/25 the HRA will no longer be available (although there will be a 30-day runout period). The IRS will not allow for an HRA and an HSA account at the same time.

At the request of Commissioner Holton, Ms. Danner and Mr. Flores explained how the breakdown of each rate was calculated. Director Danner also explained that Gallegher based their projected funding on numbers from the past 3 years.

Delta Dental:

- Currently there is no charge to the employee no matter which tier is selected.
- A small increase to the employee is being requested; the increased amount is between $5.00 and $37.99 depending on the tier chosen.

Willamette Dental:

- Employee contribution will range between $16.09 and $135.08 depending on the tier chosen.
- This plan also includes orthodontia which is not included with Delta Dental.

Vision:

- Previously vision was covered as part of medical, there was no option to purchase separately.
- Starting in 2026, it will be a stand-alone option where employees can choose to elect or decline coverage.
- Cost will range from $11.54 to $29.62 depending on the tier chosen.

Life & Disability:

- Gallagher was able to negotiate a competitive price with Lincoln Financial.

Director Danner requested feedback from the Board within 2 weeks. They would like to get the plan designed and continue moving forward so they are able to get it to Gem Plan and Blue

Cross as soon as possible. Additionally, the HR team will need time to get proper communication out to employees.

The Board is supportive what has been presented and continuing to move forward. COO Rast would like to see a resolution solidifying the plan with all the presented information.

Director Danner clarified that the plans and services provided will not be changing, the change is to deductible amount, co-insurance amount and the maximum out-of-pocket expense.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

The meeting concluded at 2:27 p.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER A RESOLUTION ADOPTING CHANGES TO THE JOB TITLE AND JOB DESCRIPTION OF ONE (1) POSITION IN THE JUVENILE PROBATION DEPARTMENT

The Board met today at 2:35 p.m. to consider a resolution adopting changes to the job title and job description of one (1) position in the Juvenile Probation Department. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, HR Director Marty Danner, Juvenile Probation Supervisor II Jose Orozco, COO Greg Rast, and Deputy Clerk Jenen Ross.

Director Danner explained they are taking steps to move some things around in the Juvenile Probation department and this is the first of what may be three resolutions. Juvenile Probation is looking to have a Training Coordinator to work with new/incoming Juvenile Probation Officers. Currently there is an open Juvenile Probation Officer III PCN which they are requesting to change to a Training Coordinator position. The salary grade remains the same with no fiscal impact. Mr. Orozco spoke to the differences between the two positions. Ms. Danner said that a candidate has already been identified for the position.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to approve the resolution adopting changes to the job title and job description of one (1) position in the Juvenile Probation Department (resolution no. 25-141).

The meeting was adjourned by Board consensus and concluded at 2:38 p.m. An audio recording is on file in the Commissioners' Office.

CONSIDER RESOLUTIONS GRANTING NEW AND CHANGED ALCOHOLIC BEVERAGE LICENSES

The Board met today at 2:46 p.m. to consider resolutions granting new and changed alcoholic beverage licenses. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, and Deputy Clerk Jenen Ross. The resolutions were considered as follows:

NEW:

- TDG&P LLC dba The Depot Grub & Pub:

Commissioner Brooks stated that he's reviewed the application, and this qualifies as a restaurant due to the menu offered. There is nothing prohibiting granting of the license. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to approve the resolution granting a new alcoholic beverage license to TDG&P LLC dba The Depot Grub & Pub (resolution no. 25-142).

CHANGE IN APPLICATION:

- Costco Wholesale Corporation dba Costco Wholesale #734 (change/removal of officer)
- Chop Shop LLC dba Chop Shop (additional/expanded address)

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to approve the resolution granting changed licenses to Costco Wholesale #734 and the Chop Shop (resolution no. 25-143).
Board consensus to adjourn at 2:49 p.m. An audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION HEARINGS AND MATTERS

The Board met today at 4:36 p.m. to consider Board of Equalization Hearings and Matters. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assessor Brian Stender, Assessor's Office Business Manager Jennifer Loutzenhiser, and Deputy Clerk Jenen Ross. Board of Equalization matters were considered as follows:

Assessor Adjustments to 2025 Certified Values - #7: Assessor Stender said this is to remove county owned property from the tax rolls and upon the motion by Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the Assessor Adjustments to 2025 Certified Values - #7.

Assessor Adjustments to 2025 Certified Values - #8: Homeowner exemptions are now allowed year-round, and these 23 parcels are everything that has been received up to the last few

minutes. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the Assessor Adjustments to 2025 Certified Values - #8.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting. The meeting concluded at 4:42 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 15, 2025

PUBLIC HEARING: REQUEST BY BCI REAL ESTATE LLC, REPRESENTED BY KATIE BURFORD AND MICHAEL TORRES FOR A CONDITIONAL REZONE OF APPROXIMATELY 16.49 ACRES FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-RR" (CONDITIONAL REZONE –RURAL RESIDENTIAL) ZONE; CASE NO. CR2023-0003

The Board met today at 1:30 p.m. for a public hearing to consider a request by BCI Real Estate LLC, represented by Katie Burford and Michael Torres for a conditional rezone of approximately 16.49 acres from an "A" (agricultural) zone to a "CR-RR" (conditional rezone –rural residential) zone; Case no. CR2023-0003. Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Planner Emily Bunn, Planning Supervisor Dan Lister, Leslie Capik, Linda Tayne, Paul Tayne, Michael Torres, and Deputy Clerk Jenen Ross.

Michael Torres offered testimony in favor of the application stating they would like to split the 16-acre property into two building sites. He addressed the evaluation criteria as follows:

1. *Is the proposed conditional rezone generally consistent with the comprehensive plan?* They are not converting large farm ground to residential. This is small acreage which, realistically is too small to farm and is surrounded by residential properties that are close to the same acreage. There are no negative impacts to the farming community. Minimal to no changes to traffic patterns. Currently there are about 10-acres being farmed and those will continue to be farmed. Access from Ustick is currently used for the 16-acres and the property to the north and maintained by the land-owner.
2. *When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?* They believe with residential homes surrounding the property a new designation would be better suited for this property.
3. *Is the proposed condition rezone compatible with surround land uses?*
4. *Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?*

5. *Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?* The subject properties will be on well and septic and there is ample room to comply with the SWDH requirements.
6. *Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?* There will be little to no impact to traffic patterns.
7. *Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?* Access will be taken from Ustick. All local agencies have signed off on the proposed plans.
8. *Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?* It is not believed there will be any additional impact to essential services.

The intention is to build two homes on the property, one on the 10-acre parcel and one on the 6-acre parcel.

Ms. Bunn gave the staff report stating that the applicants are requesting an amendment to the official zoning map in order to conditionally rezone the property from Agricultural "A" to Rural Residential "RR" to create two (2) parcels each with a residential building permit available.
The request does include a development agreement which will ensure the limited number of parcels. In the 2030 comprehensive plan the parcel has a future zoning designation of Rural Residential. The planning and zoning commission recommended approval with 7 conditions of approval which can be found with the FCOs in exhibit 1 of the staff report. Those conditions are as follows:

- Condition no. 2 states that further divisions of the subject property are prohibited and that secondary residences are prohibited.
- Condition no. 4 was added to address the agricultural exempt building on site that is likely being used as a residence without the appropriate change of occupancy permit.
- Condition no. 7 was added to address a neighbor's concerns about use of neighboring subdivision to access the parcel (exhibit E3 of the P&Z staff report). This condition will limit access from Ustick Road only unless an additional legal access is granted in the future.

The request is consistent with 8 goals, 3 policies, and 3 points of the 2030 comprehensive plan. The parcel is within the City of Homedale's Impact Area but the city does not have plans for this area at this time. The surrounding area primarily contains agricultural zoning and uses, but the land directly to the south and southeast predominately contain residential zoning and agricultural uses. This area appears to be a transition area between low-density residential and

productive agricultural. The proposed parcels (6.269-acres and 10.221-acres) exceed the median acreage and is within 1.0 acre of the average size of the parcels in the surrounding area. An individual septic is already onsite for the 6.269-acre parcel and is requested for the 10.221- acre parcel. Water will be provided by individual wells and stormwater drainage is currently retained by burrow ditches. Boise Project/ Wilder Irrigation will provide irrigation water. No comments were received from any utility agencies but utilities appear to be located in the general vicinity. Per Golden Gate Highway District No. 3 public street improvements will not be required. With only 2 parcels being created there does not appear to be a need to implement mitigation of traffic impacts. Legal access will be taken from Ustick Road with based on requirements from Golden Gate Highway District. No comments were received regarding essential services from schools, police, fire protection or EMS.

Ms. Bunn and Mr. Lister answered Board questions regarding the structure that is currently on the property and provided and noted this will be considered a private road because it serves more than two houses.

Leslie Capik expressed concerns about the weir for her irrigation water. Nobody seems to know the impact of what putting a house on the 16 acres will have on her house water and well. There hasn't been any information on the size of the house to be built, how much water it will draw, where the well will be located and what the impact on her residential water will be. At the initial planning and zoning meeting there was a stipulation that there could only be one house on each parcel, the shop on the property has a bathroom, kitchen, bedroom and it was lived in by the prior owner. She doesn't care what they do with the building, but is concerned about the impact to her residential water.

Linda Tayne has concerns about water, both irrigation and residential. She is not opposed to one house per property but doesn't want to be impacted by additional noise and traffic.

Paul Tayne has concerns about having to change his address if this is approved. He is okay with one building permit per parcel.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to close public testimony.

As part of the Board's deliberation there was an evaluation of the criteria (07-06-05), and a review of the Planning and Zoning Commission's FCO's. (The audio portion of the discussion can be found at the 53:00 mark).

In regard to planning and zoning recommendation no. 4, Commissioner Brooks would like slightly more vague language to state something like *"…the appropriate permit determined by*

the building official". The ag building currently on the property needs to be brought into compliance or torn down.

The Board would also like language as follows for the irrigation plan condition – "*…at the time of administrative land division irrigation plan shall be submitted to DSD. The plan shall be reviewed and approved by the local irrigation district per Idaho Code 67-6537 (1*) (this is the requirement to use surface water rights). *If any of the irrigation plan is shared by other owners a draft Water Users Maintenance Agreement shall be submitted for review and must be recorded prior to building permit issuance."*

Commissioner Van Beek motioned that based on the Findings of Fact and Conclusions of law contained herein, that the Board of County Commissioners approves case no. CR2023-0003 which is a conditional rezone of 16.49 acres subject to the conditions of the development agreement which is attachment 'A' with the items that have been discussed and that the staff report be amended for removal of the secondary dwelling and add the irrigation plan language. The motion was seconded by Commissioner Brooks and carried unanimously.

Mr. Lister noted that the FCOs, development agreement, and ordinance will be brought back for Board consideration at a later time.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing.

The hearing concluded at 2:57 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 16, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Craft Lounge to be used on 7/19/25 for a Silo Saturday event

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Victoria Allmer-Snooks, Customer Service Specialist, new hire
- Ebony V. Ferreira, Customer Service Specialist, PCN/status change from part-time to fulltime

FY2026 COMPENSATION PROPOSAL FOLLOW-UP MEETING

The Board met today at 9:34 a.m. for a FY2026 compensation proposal follow-up meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, HR Director Marty Danner, Chief Deputy P.A. Aaron Bazzoli, Juvenile Probation Supervisor IV Elda Catalano, Juvenile Probation Supervisor III Jose Orozco, Misdemeanor Probation Supervisor II Jeff Breach, CCSO PIO Joe Decker, Cpt. Chuck Gentry, Sr. Finance Specialist Bree Ann Kilbourne, CCSO Financial Manager David Ivers, Cpt. Ray Talbot, LT. Travis Engle, Cpt. Harold Patchett, LT. Martin Flores, Lt. Chad Harrold, Chief Deputy Treasurer Steve Onofrei, Treasurer's Banking and Finance Manager Melissa Tucker, Treasurer Jennifer Watters, Chief Deputy Sheriff Doug Hart, Assessor Brian Stender, TCA Benita Miller (arrived at 9:41 a.m.), Facilities Director Rick Britton arrived at (10:18 a.m.), and Deputy Clerk Jenen Ross.

Director Danner reviewed the options that were presented during the meeting on July 7th and included 3 additional options as follows:

1% COLA & SO Scheduled Comp Increase
572 County Employees = $ 413,507.28
32 Solid Waste/Enterprise Fund = $ 21,229.86
210 Sheriff's Office = $ 775,200.00
Total $ 1,209,937.14

2% COLA & SO Scheduled Comp Increase
572 County Employees = $ 827,014.56
32 Solid Waste/Enterprise Fund = $ 42,459.72
210 Sheriff's Office = $ 775,200.00
Total $ 1,644,674.28

$2000 1- time payment in January
572 County Employees = $ 1,315,600.00
32 Solid Waste/Enterprise Fund = $ 73,600.00
210 Sheriff's Office = $ 483,000.00
Total $ 1,872,200.00

$2000 1-time payment & SO Schedule Increases
572 County Employees = $ 1,315,600.00
32 Solid Waste/Enterprise Fund = $ 73,600.00
Total 1-time cost = $1,389,200.00

210 Sheriff's Office = $ 775,200.00
Total $ 2,164,400.00

Additional options:

$1500 1-time payment & SO Scheduled Increases
572 County Employees = $1,029,600.00
32 Solid Waste/Enterprise Fund = $57,600.00
Total 1-time cost = $1,087,200.00
210 Sheriff's Office = $680,000.00
Total $1,767,200.00

$1600 1-time payment & SO Scheduled Increases
572 County Employees = $1,086,800.00
32 Solid Waste/Enterprise Fund = $60,800.00
Total 1-time cost = $1,147,600.00
210 Sheriff's Office = $680,000.00
Total $1,827,600.00

$1800 1-time payment & SO Scheduled Increases
572 County Employees = $1,201,200.00
32 Solid Waste/Enterprise Fund = $67,200.00
Total 1-time cost = $1,268,400.00
210 Sheriff's Office = $680,000.00
Total $1,948,400

Commissioner Van Beek noted that in the previous meeting regarding health insurance coverage, the employee contribution is going to increase and per Director Danner, depending on the coverage selected, premiums could increase by approximately $2000 annually.

Director Danner explained that market adjustments requested for FY26 stand apart from these increases; that is a separate review and approval process for Board consideration. With the implementation of the Dayforce program, she hopes to incorporate merit-based increases in FY27 noting that the restrictions with performance review increases are really based more on budgetary constraints vs. implementation of the new system. In response to a question from Commissioner Brooks, she said that market adjustments were to level-set departments/Offices and get personnel to where they should have already been or need to be. COO Rast explained that as part of the budget process, all Offices and departments had the opportunity to work with HR on any market adjustments they felt necessary with 5 Offices and 9 departments making adjustments.

Commissioner Holton feels this Board has attempted to make a much more level playing field, to negate what was done in February with a $3M infusion into the health plan would be unfair and remiss. There has not been an increase to health plan since 2017. He said that with the change in the CCSO pay scale/steps the turnover rate and lawsuits have significantly decreased. He is good with continuing to stay with the CCSO plan but now needs to figure out what to do for all the other county employees. He is in favor of a one-time payment and keeping CCSO pay scale in place. With revenues being flat, he believes it would be unwise to add on to next year's base cost, the one-time payment is a way to not add on to future years but it is an attempt to not have employees move backwards.

Commissioner Van Beek concurs that the county cannot afford/incur a COLA. She too is in favor of keeping CCSO pay scale in place as she feels it has had beneficial impact on recruiting and retention of quality employees in the Sheriff's Office.

At the request of the Board, Director Danner spoke to the impact the adjusted pay scale has had on retention in the Sheriff's Office. Additionally, she spoke about how communication to employees outside of the sworn officers will be important as she is concerned there with be a perception of lesser importance without a COLA or pay scale adjustment. She wants to ensure that the message is clear that the Board and the county values all of the employees.

Commissioner Van Beek feels the county has done a good job in rewarding and recognizing employees. She hopes that most employees won't feel slighted and are thankful for what Canyon County provides in the way of the culture, the climate, and the environment.

Commissioner Holton expressed his frustration with what he feels were poor decisions made by previous Boards which have severely impacted the financial position the county is in today.

Following Board discussion and deliberation mainly surrounding increased employee health coverage contribution, Commissioner Holton made a motion to include the $2000 (grossed up to $2300) 1-time payment & SO Schedule increase (CCSO commissioned deputies will only receive pay schedule, not the one-time payment) to be paid the first full pay cycle in February and to grant three appreciation days in the budget. The motion was seconded by Commissioner Van Beek and carried unanimously.

A resolution will be prepared for the appreciation days to be considered at a later time.

Commissioner Holton motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 10:23 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER FINAL PLAT FOR SOLITUDE CREEK SUBDIVISION, CASE NO. SD2021-0023

The Board met today at 11:02 a.m. to consider a final plat for Solitude Creek Subdivision, case no. SD2021-0023. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Director Jay Gibbons, COO Greg Rast, Representatives for Solitude Creek Subdivision, and Deputy Clerk Jenen Ross.

Director Gibbon provided a brief staff report summary noting that all six (6) conditions have been met. County and project engineers have confirmed the final plat is ready for Board signatures.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the final plat for Solitude Creek Subdivision, case no. SD2021-0023.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:07 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER A RESOLUTION GRANTING A REFUND TO JOSE LEON FOR A FAIR BUILDING RENTAL FEE DEPOSIT

The Board met today at 11:15 a.m. to consider a resolution granting a refund to Jose Leon for a fair building rental fee deposit. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Fair Director Diana Sinner, and Deputy Clerk Jenen Ross.

Director Sinner provided background information of the situation stating that the facility is not able to accommodate the event based on set-up needs. Additionally, Ms. Sinner noted that if Mr. Leon had not cancelled, it was likely the fair would need to due to the lack of parking for large events. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to approve the resolution granting a refund to Jose Leon for a fair building rental fee deposit (resolution no. 25-144).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

PUBLIC HEARING: REQUEST BY MARK JOHNS FOR APPROVAL OF A SHORT PLAT ON PARCEL NO. R37463010A REGARDING SUNSET VIEW SUBDIVISION, CASE NO. SD2023-0001

The Board met today at 1:31 p.m. for a public hearing to consider a request by Mark Johns for approval of a short plat on parcel no. R37463010A for Sunset View Subdivision, Case no. SD2023-0001. Present were: Commissioners Leslie Van Beek and Zach Brooks, Planning Supervisor Dan Lister, DSD Director Jay Gibbons, Mark Johns, and Deputy Clerk Jenen Ross.

Mr. Johns offer testimony stating that he has been working thru the process for 2 ½ years. He would like to divide his property of 2.91 acres in half. He has worked with all the pertinent agencies, has met all their requirements and agreed to all the conditions. The only signatures left to obtain on the mylar are the Treasurer and Board. He feels this will benefit the area and will fit well with other homes already built in the area.

Commissioner Van Beek's questions regarding trees on the property and the driveway access were addressed by Mr. Lister and Mr. Johns.

Mr. Lister gave the staff report stating this request is for a short plat which will result in two lots to be served by a shared access easement. This is consistent with the development agreement that was approved as part of the rezone which changed the property to R-1, staying with a two-lot subdivision with no secondary dwellings.

This is a 2.91-acre property, 2.7 after right-of-way dedication, two lot subdivision approved thru rezoning initially to the R-1 zone in 2024. The following points were briefly addressed by Mr. Lister:

- Access from Kingsbury Rd
- Fire district requirements have been met
- City of Star has signed the final plat indicating they have waived city subdivision requirements
- Parcels to be served by domestic well and septic meeting SWDH requirements
- Irrigation will need to follow IDWR standards
- Stormwater run-off drainage to be maintained on-site

Agency comments were as follows:

- County Engineers review recommending approval (Exhibit 3.B.3)

- Idaho Transportation Department – no comments or concerns (Exhibit 3.C.2)
- Southwest District Health – Subdivision Engineering Study approved for use of septic system (Exhibit 3.C.3)
- Highway District #4 – HWY Board approved final plat (Exhibit 3.C.1).
- Middleton Fire District - The final plat shall be conditioned to comply with the 2018 International Fire Code as administered by Middleton Fire District (Exhibit 3.C4). Fire approved final plat (Exhibit 4).

Planning and Zoning has recommended approval with 8 conditions; Staff is recommending the elimination of 2 conditions and including 2 additional conditions:

- All subdivision improvements (roads, shared access, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
- Director of DSD approval of the requested easement reduction shall be completed prior to the Board of County Commissioners' signature on the final plat.
- Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on the subject property (Attachment A and Exhibit B.3 of the staff report).
- The development shall comply with Southwest District Health requirements.
- ~~The development shall comply with Middleton Fire District requirements (Attachment C).~~
- The development shall comply with the requirements of Highway District 4 (Attachment B).
- Per CCCO Section 09-19-09: For subdivisions and planned unit developments applied for in the Star area of city impact, Canyon County will require on the face of each final plat a certification line for execution by the City of Star engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat or authorize the plat to be recorded prior to the city engineer's signing the plat.
- ~~Plat corrections to the preliminary plat before going to the Board of County Commissioners for final decision:~~
    - ~~Amend the title of the subdivision from "Sunset View Lane Subdivision" to "Sunset View Subdivision".~~
    - ~~Per Development Agreement #24-025 (CR2023-0001) Secondary residences, per CCCO Section 07-10-27 and 07-14-25, are prohibited. Amend general note #1 from stating "Lot 2 to have no secondary dwellings per DA24-025" to "No secondary residences on any lot per DA24-025.~~

- Prior to final plat signing by the Board, the final plat shall include a plat note stating, "All lots are subject to Development Agreement #24-025 (CR2023-0001). Per the development agreement, secondary residences are prohibited."
- Prior to building permit issuance on Lot 2, a road user's maintenance agreement shall be recorded per CCCO Section 07-10-03(1)B3.

Mr. Johns stated that he is agreeable to the changes being requested.
Commissioner Van Beek motioned to close testimony. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek made a motion that, based on the findings of fact and conclusions of law contained herein for case no. SD2023-0001, the Board of County Commissioners approves the preliminary plat for Sunset View Subdivision subject to the conditions of approval as enumerated herein. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek motioned to adjourn the hearing.

The hearing concluded at 1:46 p.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER A FINAL PLAT FOR BRITTANIA HEIGHTS NO. 8, CASE NO. SD2021-0042

The Board met today at 4:01 p.m. to consider a final plat for Brittania Heights No. 8, Case no. SD2021-0042. Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Director Jay Gibbons, Representative for Brittania Heights, and Deputy Clerk Jenen Ross.

Director Gibbons gave the staff report summary and stated that the 11 conditions of approval have been met. Additionally, he addressed questions posed by Commissioner Van Beek regarding functionality of waste water treatment and a DEQ document regarding sanitary restrictions.

Commissioner Van Beek made a motion that the Board approve the final plat for Brittania Heights No. 8, Case No. SD2021-0042. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 4:07 p.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER A RESOLUTION GRANTING A NEW ALCOHOLIC BEVERAGE LICENSE TO CALDWELL RAMEN AND SUSHI BAR LLC DBA NARA RAMEN AND SUSHI BAR

The Board met today at 4:18 p.m. to consider a resolution granting a new alcoholic beverage license to Caldwell Ramen and Sushi Bar LLC dba Nara Ramen and Sushi Bar. Present were: Commissioners Leslie Van Beek and Zach Brooks, and Deputy Clerk Jenen Ross.

Commissioner Brooks said he has reviewed the application and everything looks to be in order. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the new alcoholic beverage license for Caldwell Ramen and Sushi Bar LLC dba Nara Ramen and Sushi Bar (resolution no. 25-145)

The meeting concluded at 4:20 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 17, 2025

No meetings were held this day.

JULY 2025 TERM
CALDWELL, IDAHO JULY 18, 2025

No meetings were held this day.

JULY 2025 TERM
CALDWELL, IDAHO JULY 21, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Kiyana Breanne Baird, CCSO
- Sierra Jeppesen, CCSO
- Josh Khamisi, CCSO
- Katie Baniaga, CCSO
- Abigail Gerosin, CCSO
- Hunter Hall, CCSO
- Brett Cretal, CCSO

- Dylan DeJournett, CCSO
- Hilaire Goodnight, Parks
- Andrew Anderson, Juvenile Detention
- Emily McMahon, Parks
- Robyn Foust, Parks

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Craft Lounge to be used 7/26/25, 8/2/25, 8/9/25, 8/16/25, 8/23/25, 8/30/25, 7/27/25,10/26/25, and 11/28/25
- The Southern to be used 8/30/25, 9/7/25, and 9/13/25
- Raising Our Bar to be used on 8/2/25, 8/8/25, 8/9/25, 8/12/25,8/16/25, 8/29/25, and 8/30/25
- The Balcony Club to be used on 8/8/25, 8/15/25, 8/22/25, 8/29/25, 8/23/25, 9/19/25 - 9/21/25, and 10/18/25

RECEIVE CLERK'S FY2026 SUGGESTED BUDGET

The Board met today at 9:30 a.m. to receive the Clerk's FY2026 suggested budget. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Auditing Supervisor Sarah Winslow, Cpt. Harold Patchett, Lt. Martin Flores, CCSO Financial Manager David Ivers, Lt. Travis Engle, CCSO PIO Joe Decker, Chief Deputy Clerk Jess Urresti, Chief Deputy Treasurer Onofrei, Chief Deputy Sheriff Doug Hart, Clerk Support Specialist Matthew Westgate, Director of Constituent Services Aaron Williams, COO Greg Rast, Assessor Brian Stender (arrived at 9:35 a.m.), Facilities Director Rick Britton (arrived at 9:35 a.m.), and Deputy Clerk Jenen Ross.

Clerk Hogaboam addressed changes that have been made within the budget as follows:

HR:

- services contracts – requested $18,000 for ADP and $10,500 for JobScore
- $74,000 in revenue was added for CCAD reimbursement
- Decreased miscellaneous revenue by $5,000

CCSO:

- $2,038,703 E911 funds will be used to upgrade the radios
- $411,297 for dispatch office furniture

- Adjustments will be made to more accurately reflect the payroll budget, extended shift under Field Services has been increased by $263,000 and Security Services has been increased by $647,000. The clerk noted that in a review of previous years, the Sheriff's Office was fully expending their 'A' budget even when there were vacancies. Generally, they are working more than 2080 hours in a year but PCNs have been budgeted at 2080. Previously, the overage has been absorbed by vacancies but with higher utilization the budget is close to fully spent in the 3rd quarter. The Clerk feels the adjustment will more accurately reflect the budget load and the legal requirement.

Interest budget:

- Adjusted to $1,589,000 when accounting for general, justice, district court, emergency communications and landfill.

There has been a slight adjustment for departments utilizing part-time/temporary employees to more accurately reflect the social security share.

LATCF fund was added with $100,000 in revenue and $100,000 expensed for computer equipment so this line is net neutral.

Occupancy tax:

- $500,000 was budgeted but at the suggestion of the Assessor this has been adjusted to $265,000 to be more accurate.

County assistance:

- Following an HR review, there is a net adjustment is $4300
- The Guardian Ad Litem line was decreased by $5000 to $20,000

$4000 was removed from the Recorder's office for the notification service.

The contribution for dental will likely be decreased to $250,000

$120,000 still needs to be added to the Facilities budget for the Coroner's generator.

A brief review of the Fiscal Year 2026 tentative Expenditure Budget:

- FY2026 budget is $162,606,839 vs.
- FY2025 budget is $156,913,210

At the request of Commissioner Van Beek, Clerk Hogaboam spoke about how ARPA funds and interest from those funds are accounted for in the budget.

Discussion ensued around the FY2026 budget workbook spreadsheet showing each budget fully loaded. Commissioners Van Beek and Holton offered their comments on the way previous budgets were constructed.

Clerk Hogaboam spoke in-depth about several scenarios that have potential for impacting the budget and what future fiscal years may or may not look like based on numerous factors. He also expressed his concerns about the budget having a $2M - $2.5M structural deficit especially moving into FY27 as to whether or not the entire capital load can be afforded.

Commissioner Van Beek wanted it noted for the record that the legislative body is making decisions that is making it exceptionally difficult for city and county governments to fund the services that they are mandated to provide.

Commissioner Brooks stated he is in favor of increasing the property tax levy 3% and using 1% foregone, not the 3% foregone. The Board is in favor of this and asked the Clerk to rerun numbers based on this direction.

Commissioner Holton made a motion to direct the Clerk to make those changes and come back with updated numbers tomorrow. Commissioner Van Beek seconded the motion which carried unanimously.

Upon the motion by Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

A copy of all the documents reviewed are on file with this day's minutes.

The meeting concluded at 10:40 a.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 22, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Alex Eells, Parks

MINISTERIAL: FILE IN MINUTES THE TREASURER'S MONTHLY REPORTS FOR APRIL, MAY, AND JUNE 2025; AND QUARTERLY REPORT FOR APRIL THROUGH JUNE 2025

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

The Board met today at 9:30 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Laura Keys, Deputy P.A. Trent McRae, Fair Director Diana Sinner, HR Director Marty Danner, Solid Waste Director David Loper, Director of County Assistance Yvonne Baker, Assessor Brian Stender, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Entertainment Agreements for the Canyon County Fair with Ballet Folklorico Yareth de Idaho "Maria Fernanda"; The Orale Band; and Los Fieles De Sinoaloa: Director Sinner explained these are the standard agreements for Sunday's Latino Fair Festival. Upon the motion of Commission Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the entertainment agreements for the Canyon County Fair with Ballet Folklorico Yareth de Idaho "Maria Fernanda" (agreement no. 25-080); The Orale Band (agreement no. 25-081); and Los Fieles De Sinoaloa (agreement no. 25-082).

Consider JobScore Employer Service Agreement: Director Danner explained this is to extend the agreement as the transition from ADP to Dayforce moves forward; $10,500 has been included in the budget to account for this expense. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the JobScore Employer Service agreement (agreement no.25-079). Mr. Wesley noted this will also serve as notice to JobScore that the contract will end on December 31, 2025.

Consider a Resolution Implementing an Administrative Fee for the Collection of Reimbursements Received under Idaho Code 31-3503: Mr. McRae explained that these funds are collected on behalf of the state for the now defunct CAT fund. Upon review he discovered that Ada County takes a 30% administrative fee although state code does not allow, nor disallow, for this fee. He cautioned the Board that by doing this it could open the county up to a certain amount of liability. Although Mr. McRae believes it is appropriate to take the fee the legislature was silent in this regard. Commissioner Van Beek made a motion to sign the resolution implementing an administrative fee for the collection of reimbursements received under Idaho Code 31-3503 (resolution no. 25-146). The motion was seconded by Commissioner Brooks and carried unanimously. Commissioner Holton gave direction to apply the administrative fee retroactively for February through May; the Board is supportive of this action.

Open Proposals received for the Request for Proposals for the Periodic Household Hazardous Waste Disposal Services Project: Mr. Wesley said there has been a request to extend the deadline another week as there is one proposer waiting for legal review. Director Loper is favorable to the extension as this is a niche area and by extending the deadline it will give the county the most amount of options. Commissioner Brooks made a motion to amend the agenda to include an action item of considering Addendum No. 2 to Canyon County's Request for Proposals Periodic Household Hazardous Waste Disposal Services and to note that the opening of proposals will be postponed one week to July 29, 2025. The motion was seconded by Commissioner Van Beek and carried unanimously

**AMENDED* Action Item: Consider Addendum No. 2 to Canyon County's Request for Proposals Periodic Household Hazardous Waste Disposal Services:* Commissioner Holton made a motion to sign Addendum No. 2 to Canyon County's Request for Proposals Periodic Household Hazardous Waste Disposal Services. The motion was seconded by Commissioner Van Beek and carried unanimously.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 9:46 a.m. pursuant to Idaho Code, Section 74-206(1) (f) to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal staff and other parties. The Executive Session concluded at 9:53 a.m. with no decision being called for in open session.

Commissioner Holton motioned to continue the legal staff meeting to 2:30 p.m. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

The meeting concluded at 9:54 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER LIENS ON CERTAIN PROPERTIES

The Board met today at 11:00 a.m. to consider liens on certain properties. Present were: Commissioners Leslie Van Beek and Brad Holton, Office Manager Becky Kearsley, and Deputy Clerk Jenen Ross. Liens were considered for the following properties:

5742 Hillview Dr., Nampa (Parcel no. R2604700000): This lot has been abandoned for 3 years since the owner passed; a daughter now owns the property but resides in California. Weed and Pest has cleared weeds at a cost of $703.80. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the lien on property located at 5742 Hillview Dr., Nampa (Parcel no. R2604700000).

2703 E Chicago St., Caldwell (Parcel no. R3532400000): This property is owned by a trust and not being maintained; notice has been posted at the property. Weed and Pest sprayed and mowed noxious weeds for a cost of $486.23. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the lien for property located at 2703 E Chicago St., Caldwell (Parcel no. R3532400000).

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting.

The meeting concluded at 11:06 a.m. and an audio recording is on file in the Commissioners' Office.

CLERK/COMMISSIONERS FY2026 TENTATIVE BUDGET WORKSHOP

The Board met today at 1:32 p.m. for the Clerk/Commissioners FY2026 Tentative Budget Workshop. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Auditing Supervisor Sarah Winslow, COO Greg Rast, Chief Deputy Treasurer Steve Onofrei, CCSO PIO Joe Decker, Misdemeanor Probation Supervisor II Jeff Breach, Chief Deputy Clerk Jess Urresti, Clerk Support Specialist Matthew Westgate, Assessor Brian Stender (arrived at 1:34 p.m.), Director of Constituent Services Aaron Williams (arrived at 1:37 p.m.), and Deputy Clerk Jenen Ross.

As a follow-up to yesterday's meeting, Clerk Hogaboam said the changes have been reflected in his updated workbook.

The net impact is the difference between the reduction in the county's dental contribution but adding the generator back into the budget. The county contribution for dental decreased from $83/monthly to $60/monthly for a net decrease of $240,000

At the request of the Board, Clerk Hogaboam reviewed what the budget would look like without the 3% foregone being used and what the impact would look like.

Melba Gopher has been included in the budget at the amount levied in previous years of $12,000 although according to the L-2 the maximum levied amount could be $12,706.

The levied amount for Pest Control is $289,309 which is the same as last year. The budget did increase this year, mostly in 'B' but some in 'A' which is an ongoing increase. The additional amount that could be levied is $14,182 but if the Board doesn't want to levy, it could be reserved into foregone capacity on their behalf.

The Board concurred that based on some of the requests and looking long-term they would like to have the foregone amount filed.

At the suggestion of the Clerk, the Board agrees that in the 4th quarter a journal entry can be made moving any surplus from sales tax revenue to current expense.

The Board gave direction to transfer $1M back to the General Fund from the Justice Fund.

COO Rast noted for the record the following items:

- In order for employees to receive the one-time compensation payout they must be employed on August 1st and remain employed thru the payout date. The Board is supportive of this.
- One of the two new positions for the Fleet department will be cut, reducing the budget by $82,500. The remaining position should be covered by revenues from outside agencies such as the Ambulance District. The Board is supportive of this. Additionally, the budget line for 'police vehicles' will be reduced by $100,000.
- The requested full time Court Assistance Officer for the Trial Court Administrator will remain as a part-time position which will reduce the budget by $70,693.

In response to the Clerk's question regarding the $30,000 for the railroad crossing quiet zone, the Board would like to keep this in the budget for now.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 2:14 p.m. and an audio recording is on file in the Commissioners' Office.

CONTINUED MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 2:36 p.m. for a continued meeting with county attorneys for a legal staff update. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Cpt. Ray Talbot, Facilities Director Rick Britton, COO Greg Rast, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. The following items were discussed:

Mobile food vendors: Mr. Rast said there have been a few issues with City of Caldwell regarding permitting of the food trucks. Director Britton said that one food truck per parcel would be allowed without any permitting. However, in order to allow for multiple food trucks a Special Use Permit would be necessary, but it will take a couple months before that will make it to the hearing examiner. Ms. Brumley is currently working to complete the SUP document. Additionally, for any food truck to be on the property, they need a letter from the County granting permission to be on county property. Director Britton suggested a template letter that could be used by all the food truck vendors. Mr. Rast and Mr. Britton will work with legal to draft a letter with a copy of the IFTA contract that can be provided to the city and/or the food vendors.

Appraisals: Zach Wesley spoke with the appraiser, and it sounds like progress is being made. He anticipates the county having the appraisals soon.

A request was made to go into Executive Session as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 2:49 p.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, County legal staff, and other participants. The Executive Session concluded at 3:34 p.m. with no decision being called for in open session.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

The meeting concluded at 3:35 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 23, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Olivia Harker, Clerk of the Court

MONTHLY MEETING WITH THE ADJ AND TCA

The Board met today at 9:31 a.m. for a monthly meeting with the ADJ and TCA. Present were: Commissioners Brad Holton and Zach Brooks, TCA Benita Miller, Deputy TCA Chris Paulsen, and Deputy Clerk Jenen Ross. The Board was updated on the following:

- State employees have been migrated to MS365.
- Interviews for the Drug Court Coordinator position have been conducted and Mikel Torres was selected. They will now work to backfill Ms. Torres's position.
- A new marshal with several years of experience has been hired.
- A new staff attorney was recently hired by Judge Petty with an anticipated start date of August 6, 2025.
- The verdict came in for the attempted murder case; the suspect was found guilty on all counts.
- Mr. Rast noted that the camera project is still on-going and Mr. Paulsen agrees it's going well.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting. The meeting concluded at 9:36 a.m. and an audio recording is on file in the Commissioners' Office.

TAX DEED HEARING

The Board met today at 10:00 a.m. for a tax deed hearing. Present were: Commissioners Brad Holton and Zach Brooks, Deputy P.A. Laura Keys, Treasurer Jennifer Watters, Deputy Treasurer Tonya May, Other interested citizen, and Deputy Clerk Jenen Ross.

Commissioner Holton noted for the record that no one appeared today to offer testimony.

Treasurer Watters explained that these tax deeds are for the 2021 taxes that have remained unpaid. An overview was provided of the process the Treasurer's Office followed to notify property owners of their past due taxes; due diligence has been done to properly notify property owners. Following today's meeting, a tax deed will be recorded which moves the property into the county's name. The previous owner will still have the option to redeem their property until the time of auction which is set for November. If an owner chooses to redeem, they will have to pay the entire 5-years of back taxes in order to move it back into their name.

Consider findings of fact, conclusions of law, and order: Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to sign the findings of fact, conclusions of law, and order.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 10:08 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: APPEAL BY DAVE ERLEBACH OF ERLEBACH PROPERTIES, LP, REPRESENTED BY TODD LAKEY AND LANDON BROWN, FOR A C.U.P. TO ALLOW A CONTRACTOR SHOP AND A STAGING AREA WITHIN AN "A" (AGRICULTURAL) ZONING DISTRICT, CASE NO. CU2023-0024-APL

The Board met today at 1:34 p.m. for a public hearing to consider an appeal by Dave Erlebach of Erlebach Properties, LP, for a CUP allowing a contractor shop and staging area within an "A" (agricultural) zoning district, case no. CU2023-0024-APL. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Principal Planner Emily Bunn, Principal Planner Debbie Root, DSD Director Jay Gibbons, Attorney Todd Lakey, Attorney Landon Brown, Pam Field, Terry Grau, Bill Geiger, Brad Simpson, Ben O'Brien, Karl Herger, Mary Kay Herger, Sid Freeman, Michael Howard, Adam Batteen, Jennie Batteen, Justin Lockwood, Dave Erlebach, Crystal Putman, Claudia Geiger, John Brandel, Doug Brandel, Casey Crow, and Deputy Clerk Jenen Ross.

Todd Lakey provided testimony in favor of the request. He noted the following reasons they feel this request is appropriate:

- This is a rural location right next to the freeway with low-volume traffic use.
- The area has other uses with similar impacts; there are agriculture uses with noise, dust, odors, equipment and truck traffic with employees and workers coming and going.
- There are also other non-ag uses that have truck traffic and customers.

- The ag use is not just for ag uses, it is the ag zone which is the base zoning district for Canyon County and allows other uses by an allowed use or mostly by conditional use permit like a contractor's yard and staging area.
- They feel the planning and zoning decision was defective and well described in the appeal letter and that DSD staff analysis is correct. The P&Z commission improperly turned the request into and industrial use. Mr. Erlebach has applied for a contractors shop and a staging area, and if approved, that is all he can do, he can't do any manufacturing or other uses other than the ag uses. P&Z also deemed that the use of the property was not ag, or not ag enough. The contractor's yard or staging are allowed separately on their own in an ag zone. The 29-acres of Jerusalem artichokes are a benefit but they are not percentage criteria to be evaluated in the decision.
- The 11-acres with the shop are right against the freeway and is a natural extension of Goodson Rd. As noted by the highway district the location is a good location for a future interchange and possibly connecting Goodson over the freeway.
- Raw materials are brought in to be stored until they are needed and then they are transported to a fabricator. Once the components are completed they are brought back to be stored until everything is ready to be moved to the jobsite. Some vehicles and equipment are stored at the location.
- There is no significant traffic impact on Farmway. The traffic capacity is determined by the highway district which has noted the very low-volume use, it meets the standards and they have no concerns or additional requirements.
- No impact on public services
- The conditions of approval are acceptable and they are open to other reasonable conditions of approval

Based on a question from Commissioner Van Beek, Todd Lakey gave a brief history of this request and clarification on the previous request for industrial zoning, outstanding fees owed to BCID, and whether or not the truck traffic includes harvesting of the artichokes.

Ms. Bunn gave the staff report which reviewed the following:

- General request and background
- This case was heard by P&Z on February 20, 2025 and denied the CUP based on the request not meeting points 4 and 7 of the criteria
- Review of the P&Z decision and analysis which can be found in their FCOs
    - *Question no. 1: Is the proposed use permitted in the zone by conditional use permit?* A contractor shop may include, but not limited to, a building where a contractor conducts his business, including offices and parking of equipment

and employee parking; A staging area is an area where equipment and/or materials are stored for use conducted entirely off site.

- *Question no. 2: What is the nature of the request?* The proposed uses include an office to deploy equipment to construction locations and storage of multi-use equipment (tractors, dump trucks, trailers, and pilers) and supplies on the property that are used in support of the property owners' construction business on approximately 11-acres of the approximate 39-acres. The proposed hours of operation are from 7:00 a.m. to 5:30 p.m. Monday through Friday with occasional work on Saturday. They anticipate 10-15 employees with a large surface are for parking. A chain link fence with site-obscuring slats will be installed. There is currently a 110' x 208' unpermitted building on the site which is proposed to be used to store/park equipment (an ag-exempt permit was applied for but has since expired). There is also a proposed 115' x 100' structure for use as an office and to deploy equipment.
- *Question no. 3: Is the proposed use consistent with the comprehensive plan?* The request is consistent with 9 goals and 4 policies of the 2030 comprehensive plan; the 2030 plan designates the area as agricultural; it is not in an area of city impact.
- *Question no. 4: Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?* The P&Z commission found that the proposed use would be injurious to other properties in the immediate vicinity and negatively change the character of the area due to safety issues, heavy truck traffic, the use not being agricultural in nature, manufacturing associated with the use occurring on-site; sound, dust, and lighting levels would not be substantially affected.
- *Question no. 5: Will adequate water, sewer, irrigation, drainage and stormwater drainage and stormwater drainage facilities, and utility system be provided to accommodate the use?* There is an individual domestic well proposed. Stormwater drainage is proposed to be retained by 2 swales. A septic tank and drain field are proposed for the building that will house the bathroom and breakrooms. SWDH states that a nutrient pathogen study was completed but the results were not received and an updated letter of intended use was also not submitted (exhibits 3.D1 and 3.D1.1). BCID stated there are irrigation water rights but no district infrastructure on site and have requested private easements showing pathway for water. No utility agency comments were received.
- *Question no. 6: does legal access to the subject property for the development exist or will it exist at the time of development?* The P&Z Commission found that the

subject property will have legal access according to the representative's testimony at the public hearing. Access easements were not record for the currently utilized access and the property owner has received an approach permit from Highway District no. 4 for the southern boundary. Per the comment letter received from the highway district in 2023, the northern boundary access appeared to be suitable for the proposed uses subject to meeting the improvements described in their comment letter. Although the letter doesn't address the southern access, it does suggest that this access would be suitable subject to meeting the highway district standards. Also noted, the southern access appears to have irrigation facilities that may be affected and staff has a recommended condition of approval to address if needed.

- *Question no. 7: Will there be undue interference with existing or future traffic patterns?* The P&Z commission did find that there would be undue interference with the existing and future traffic patterns due to heavy traffic for the applicant's construction business which is industrial in nature. The main travel path when leaving the property will likely be Goodson and Farmway to Old Hwy 30 to 1-84. Per Highway District No. 4, there will not be undue interference due to the collection of impact fees to mitigate any effect on traffic patterns. ITD had no concerns.
- *Question no. 8: Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or required additional public funding in order to meet the needs created by the requested use?* Middleton School District, Canyon County Paramedics/EMT, and Middleton Rural Fire District were notified of the request and did not provide responses to indicate that the proposed use would have a negative impact. Canyon County's addressing/GIS department made comments suggesting the applicant request an address since the use involves employees.

The following people offered testimony:

Pam Field originally understood that this was to be a horse facility. She has concerns about the estimated number of vehicle trips and feels it will greater than the 10 daily trips as indicated. Additionally, she is concerned about the time of day the trips are taking place and preservation of the community.

Terry Grau works for Mr. Erlebach and spoke about the visibility of the trucks. He said there isn't a lot being hauled from facility recently. He does maintenance and restoration at the

facility. In response to a question from Commissioner Holton, he indicated that are is used staging, storing, and maintenance of equipment.

Bill Geiger stated that Mr. Erlebach originally told him the plan was to build 3 houses and an arena. Since that conversation the storage building has been built, light plants have been installed and concrete trucks travel the area at all hours. Prior to the last hearing, Mr. Erlebach's attorney made multiple calls to Mr. Geiger trying to get the easement signed. Originally, Mr. Geiger signed the easement but has since revoked it as he felt he was under duress and was being harassed by Mr. Erlebach and his attorney to sign.

Brad Simpson said there is plenty of commercial/industrial space available on Simplot Rd. and wants to see ag land left alone. He is concerned about increased traffic and the potential for serious accidents.

Ben O'Brien is a representative of Pacific Steel and Recycling and has worked with Mr. Erlebach for several years. He has had a good business relationship with Mr. Erlebach and supports his efforts.

Casey Crow thinks this land needs to go back to agricultural. He has lived in the area for 30 years and seen the amount of growth.

Sid Freeman is opposed to this request and doesn't believe it is in compliance with the comprehensive plan. He said he fully concurs with the letter submitted by the Braun's which outlines the codes they feel have been violated. Mr. Erlebach is not cleaning his drain ditch nor letting anyone on the property to do it for him, because of this it has backed-up onto the property to the south of him. In regard to the hours of operation, Mr. Freeman has personally witnessed people coming and going well beyond the noted hours of operation. In his opinion, the character of the area has already been changed. Additionally, he is concerned about the number of trips coming in and out of the property and there being more employees than originally stated. He feels that manufacturing of steel products is happening within the building. Mr. Freeman has watched raw material go in and seen steel structures leave the facility – he feels that what Mr. Erlebach says he's doing and what he's actually doing are two different things.

Michael Howard is owner of Blazing Hope and is concerned about traffic safety. He feels that Mr. Erlebach cannot be trusted.

Adam Batteen said that this project started with a lie and continues with deceit. He believes that Mr. Erlebach thinks because he has the money and the land he can do anything he wants. He continues to say one thing but does another; he told all neighbors that it would be a horse

property with 3 homes. The light towers on the property are blinding and Mr. Batteen feels they could be dangerous to drivers in the area. His feeling is that if the CUP is granted it will be turned into either light or heavy industrial.

Justin Lockwood said he operates a metal fabrication facility in Star which employs 6-12 people, two of his employees work consistently on Mr. Erlebach's items. He said that the raw steel the neighbors are seeing goes to his facility to manufacture and shipped back to Mr. Erlebach; he has never seen manufacturing at this site.

Landon Brown is an attorney with Hawley Troxel who is here in support of Mr. Erlebach's CUP application. He noted that the P&Z commission found this application satisfies 6 of the 8 criteria questions for approval. The two unsatisfied criteria were addressed by Mr. Lakey. To supplement Mr. Lakey's testimony, Mr. Brown said that with the conditions of approval recommended by staff, this use will not injurious to any neighboring property; these conditions are outlined within the planning and zoning's conditions of approval. Additionally, he addressed the finding that the P&Z commission found in support of this application. The Board found that a staging area and contractor shop would be appropriate in an agricultural zone as long as it meets the CUP requirements. He clarified that this location will not be used for any manufacturing and addressed the legal access. Mr. Brown is the attorney that spoke with Mr. Geiger, noting that they honored Mr. Geiger's request to revoke his approval for the easement which is why they are proposing access from the southern part of the property and they are willing to comply with all highway district requirements and any irrigation district requirements to ensure the access doesn't disturb any neighboring properties. Commissioner Holton asked about the absence of the SWDH report and the nuisance light on the property.

Jennie Batteen has concerns about the structure being constructed thru the middle of the night which seems questionable to her. She asked how the vehicle count is being determined as she hasn't seen anything indicating a vehicle count is being done. She is concerned about Mr. Erlebach's business affecting her property value and the way of life she's created over the past 18 years. Ms. Batteen has personally had a close encounter with a large semi-truck at the intersection of Goodson and Farmway.

Dave Erlebach is the president and owner of Erlebach Properties and Industrial Builders. He employs 243 employees with 47 living in the Treasure Valley. He addressed some of the testimony given today including Mr. Geiger's septic system that is on the Erlebach property. Per Mr. Erlebach, the system was installed in 1994 but SWDH has no information on the installation. He doesn't feel that he threatened Mr. Geiger but suggested it could be a good trade-off for the easement. In regard to the drain ditch, he says that no one has ever contacted him and he has never not allowed someone on the property to clean it. He has cleaned the ditch but the water comes from the neighbor property, his compromise to the neighbor was

that he would provide the labor to install a pipe if the neighbor would pay for the pipe, however, since that conversation Mr. Erlebach has not heard anything more. In response to a question from Commissioner Van Beek, Mr. Erlebach said he has not followed up on a building permit yet because currently the building is ag-exempt and there is no CUP. Ms. Bunn clarified that there was an ag-exempt permit applied for but the application expired so as of right now the building is not permitted. Originally, he was going for light industrial but after speaking with Dan Lister and Sabrina Minshall (previous DSD Director) he was informed that he would never get a rezone. Per Mr. Erlebach, after describing the nature of his business to Mr. Lister and Ms. Minshall, they said it made much more sense to apply for a CUP and a contractor's yard. In response to a question from Commissioner Holton, Mr. Erlebach said the rendering he's had shows a house on 10-acres, 2 other houses for farm employees, and on the portion that backs to the freeway they've had the facility, it was never not in the plan. Ms. Bunn addressed county code noting that any kind of manufacturing assembling or similar is not permitted in the ag zone unless it is rezoned to light industrial or heavy industrial, etc. It has been represented today that there is no manufacturing happening on site but at the planning and zoning hearing there was discussion about some assembly happening on-site. In response to Commissioner Holton's question, Mr. Erlebach said the building is basically a storage building to house tools and equipment. He has a location on E. Chicago St. which will be a manufacturing facility, this location will not be a manufacturing facility, it is a contractor's yard. There is currently no water or septic, there is some temporary lighting for construction purposes. The field immediately adjacent is in active ag production which is owned and operated by Mr. Erlebach. There is steel brought in to the facility which is then sent out to be fabricated, coated and painted. Commissioner Brooks asked what is to be done with a building that already exists that isn't permitted. Ms. Bunn said that if the planning and zoning commission decision were to be reversed, Mr. Erlebach could potentially apply for a commercial building permit to store equipment as it's more connected to commercial use. If the decision is not upheld and denied, then he could potentially apply for an ag exempt building if it's going to be used of ag purposes but if it's not then it's just an unpermitted building and the suggestion may be to tear down the building as it will be a code enforcement violation that he could work with the building department on. Another option would be for Mr. Erlebach to apply for a personal use only to be used as an accessory structure. There currently is an active code enforcement issue on the use of the property, but part of the problem may be that the applicant isn't sure how to proceed with the building permit process. Mr. Erlebach said he had a conversation with the building department who said to make sure he had all the engineering done, which he does; he has all the information to convert it to a commercial building based on the information he received from the county building department.

The Board recessed from 3:19 p.m. to 3:26 p.m.

Commissioner Holton asked Mr. Erlebach if at any point he represented to his neighbors that there would be 3 homes and a horse arena built on the property. Mr. Erlebach confirmed he did represent that to his neighbors. He also indicated that he tried to notify his neighbors of the changed plan – he said the only thing that changed was that they didn't end up building the houses.

Crystal Putman expressed her concerns about traffic fatalities and the light tower on the property. She spoke about a well driller being at the property on March 14th, a drainage ditch that needs to be cleaned, and trucks coming and going outside of the designated hours.

Claudia Geiger provided documentation of permits for the septic installed 2/15/94, permit no. 8258. She also has concerns about traffic going by all day and night.

Doug Brandel is the executor of the family trust that owns the property south of the subject property. The property has been essentially the same for 65 years and been continuously farmed for that time. He was able to provide additional information on the drainage issue noting that it's very flat which is why the water doesn't move and eventually backs up. He feels the drainage problem is Mr. Erlebach's as it gets stopped up on his property; he said he has discussed the drainage problem with Mr. Erlebach who didn't feel it was his issue.

Matt Atteberry said there is now a for sale sign on the property for 3 lots at approximately 11-acres each plus the building and is concerned about why Mr. Erlebach would want to sell at this point.

Todd Lakey offered rebuttal testimony addressing a few points including the traffic which he said is a low-volume use as noted by the highway district in their earlier response letter. Although there is currently no stop sign at Farmway and Goodson Mr. Erlebach is willing to add one there with highway district approval. He reiterated that they are not asking for an industrial use, they are asking for a contractor's shop and a staging area; that may have some similarities to an industrial zone but the use itself is a conditional use permit and as defined in code, it may include but not limited to, a building where a contractor conducts his business including offices and parking of equipment and for employees. A staging area is defined as an area where equipment and/or materials are stored for use conducted entirely off-site. They are willing to have a condition which stipulates no manufacturing. The contractor's yard and the staging area are allowed as a CUP in an ag zone, that is what they are here for, not for a rezone to an industrial use. He readdressed the truck routes going east and west on Galloway, they are willing to have a truck route stipulation/condition. Based on a question from Commissioner Holton, Ms. Bunn confirmed there was grading and drainage plan submitted but she doesn't believe it covered the southern boundary, it was just the 11-acre portion of the property. Ms. Bunn said they are requesting 11-acres of the 39-acres for just the contractor shop and staging

area. If approved, and if they wanted to expand further, they would have to come back for a modification to the application. Mr. Erlebach feels like he maintains the ditch on his property and will continue to do so as needed, the issues seem to be primarily off the property.

Commissioner Van Beek motioned to close testimony and continue to a date certain but died for lack of a second. Commissioner Van Beek withdrew the motion.

Emily Bunn addressed a question from Commissioner Van Beek regarding higher impact fees but she noted that was in regard to the previously requested industrial rezone. Exhibit D in the planning and zoning staff report has the correct impact fees for the use currently being requested which is the lower impact fees.

Commissioner Brooks made a motion to close testimony. The motion was seconded by Commissioner Van Beek and carried unanimously.

As part of the Board's deliberation there was an evaluation of the criteria (07-06-05), and a review of the Planning and Zoning Commission's FCO's. *(The audio portion of the discussion can be found starting at approximately 30 minutes into the second audio recording.)*

Question no. 1: Is the proposed use permitted in the zone by conditional use permit? Commissioners Brooks and Holton found the proposed use is permitted in the zone by conditional use permit. Commissioner Van Beek does not find the proposed use to be permitted in the zone by conditional use permit.

Question no. 2: What is the nature of the request? Commissioners Brooks and Holton are in agreement with the planning and zoning findings. Commissioner Van Beek does not concur with the planning and zoning findings.

Question no. 3: Is the proposed use consistent with the comprehensive plan? Commissioners Brooks, Holton and Van Beek agree with the planning and zoning finding that the proposed use is consistent with the comprehensive plan.

Question no. 4: Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area? Commissioners Brooks and Holton agree that the proposed use can be conditioned to not be injurious to other properties in the area. Commissioner Van Beek does not believe the applied conditions would be complied with.

Question no. 5: Will adequate water, sewer, irrigation, drainage and stormwater drainage and stormwater drainage facilities, and utility system be provided to accommodate the use?

Commissioners Holton and Van Beek do not think there has been sufficient evidence showing adequate plans in place to accommodate the use. Commissioner Brooks feels a condition could be added.

Question no. 6: Does legal access to the subject property for the development exist or will it exist at the time of development? Commissioners Holton and Brooks feel there is legal access. Commissioner Van Beek does not feel there is legal access.

Question no. 7: Will there be undue interference with existing or future traffic patterns? Commissioner Van Beek agrees with planning and zoning that this will cause undue interference with traffic patterns. Commissioners Brooks and Holton agree with comments from the highway district that this will not cause undue interference with traffic patterns.

Question no. 8: Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or required additional public funding in order to meet the needs created by the requested use? Commissioners Holton and Brooks believe essential services can be provided; Commissioner Van Beek does not believe adequate essential services could be provided.

Commissioner Van Beek made a motion to deny based on the findings of fact, conditions of law, and order. The motion died for lack of a second.

Discussion ensued as to when the CUP is issued and how/when the conditions must be met.

Commissioner Holton said he has some specific legal questions he would like answered.

Commissioner Brooks made a motion to continue the hearing to July 28th at 3:00 p.m. The motion was seconded by Commissioner Holton and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn.

The hearing concluded at 4:58 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 24, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Toni L. Jones, County Agent

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Taqueria Mexico Chiquito 2 LLC to be used on 7/27/25 for a rodeo

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE, PUBLIC HEARING REGARDING REVISED CANYON COUNTY RECORDER FEE SCHEDULES, AND TO CONSIDER ACTION ITEMS

The Board met today at 9:30 a.m. with county attorneys for a legal staff update, public hearing regarding revised Canyon County Recorder fee schedules, and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Ben Cramer, Landfill Director David Loper, Recording Supervisor Emily Howell, Chief Deputy Clerk Jess Urresti, Cpt. Ray Talbot, Lt. Dion Trimble, and Deputy Clerk Jenen Ross.

PUBLIC HEARING REGARDING REVISED CANYON COUNTY RECORDER FEE SCHEDULES

Commissioner Holton opened the hearing noting that no one appeared today to offer comment nor were any comments received via email, USPS, or phone. Commissioner Holton then closed the public hearing and the action item was considered as follows:

Consider resolution adopting revised Canyon County Recorder Fee Schedules: Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution adopting the revised Canyon County Recorder Fee schedules (resolution no. 25-147).

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

Consider Addendum No. 1 to the FY2026 Pickles Butte Sanitary Landfill Monitoring Well Project: Director Loper explained this is for two new monitoring wells at the landfill as part of the expansion project. This is a budgeted item for FY26 but working through the IFB process now so work can begin in the new fiscal year. Discussion ensued regarding question no. 1 and how it was addressed; everyone is favorable to the way it is answered within the addendum. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted

unanimously to sign addendum no. 1 to the FY2026 Pickles Butte Sanitary Landfill Monitoring Well project.

Consider Agreement to Provide School Resource Officer Services to Notus School District No. 135; and Consider Agreement to Provide School Resource Officer Services to Vallivue School District No. 139; and Consider Law Enforcement Services Agreement with Melba Joint School District No. 136: Legal has reviewed the contracts and the ones for Notus and Vallivue are very similar, however, the agreement with Melba uses their format/template; legal has no concerns with any of the agreements. Lt. Trimble explained this has been a beneficial relationship for the school districts and the Sheriff's Office. There really is no change to the agreements other than a slight increase to the hours for the Melba School District. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the agreements to provide school resource officer services to Notus School District No. 135 (agreement no. 25-084), Vallivue School District No. 139 (agreement no. 25-083) and Melba School District No. 136 (agreement no. 25-085).

Mr. Rast said there has been a recommendation by the SWAC who recently toured the Ada County landfill and held a special meeting on July 21st to discuss options to find a beneficial use for methane gas. At this time, they don't feel like they have a good handle on the revenue that could be generated. The recommendation is to move forward with drafting a RFP. Additionally, the SWAC would like to contact Carbon Solutions who has been working with City of Nampa and Republic Services and may be able to help gain an understanding of potential revenues. Director Loper concurs with the recommendation and will work with Tetra Tech for help in the RFP process. The Board is supportive of Director Loper moving forward with drafting the RFP.

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

Commissioner Van Beek made a motion to go into Executive Session at 10:00 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, legal staff, and other personnel. The Executive Session concluded at 11:09 a.m. with no decision being called for in open session.

The meeting concluded at 11:09 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 11:13 a.m. for a DSD General Business meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Director Jay Gibbons, Assistant DSD Director Joshua Johnson, Director of Constituent Services Aaron Williams, COO Greg Rast, and Deputy Clerk Jenen Ross.

The following were items were discussed:

- Year over year comparison report - July 2024 to July 2025
    - Zoning applications by number
    - Zoning applications by revenue
    - Building applications by number
    - Building applications by revenue
    - Code Enforcement violations
    - Development revenue comparison
- DSD is continuing to work with legal to improve the code enforcement ordinance.
- Mr. Williams spoke to the response level of the survey that was put out a few weeks ago. Following the completion of the survey and open house the results will be brought to the Board for review.
- Commissioner Holton requested for the next report that submission updates for zoning applications also be included so there can be an evaluation of the timeframes vs. volume.
- In response to a question from Commissioner Holton, Mr. Gibbons spoke about options for tracking manpower specific to each application.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn.

The meeting concluded at 11:55 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY LANCE THUESON, REPRESENTED BY BECKY YZAGUIRRE OF ARDURRA, FOR A VACATION OF A FIRE ACCESS EASEMENT IN LOT 10 BLOCK 1 OF CASTLETON PLACE SUBDIVISION, CASE VAC2024-0001

The Board met today at 1:32 p.m. for a public hearing to consider a request by Lance Thueson, represented by Becky Yzaguirre of Ardurra, for a vacation of a fire access easement in lot 10 block 1 of Castleton Place Subdivision, Case no VAC2024-0001. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, GIS Analyst Madelyn Vander Veen, Planning Supervisor Dan Lister, Assistant DSD Director Joshua Johnson, John Carpenter, Jacob Ruther, Lance Thueson, and Deputy Clerk Jenen Ross.

John Carpenter offered testimony stating that there was a plat recorded in 2006, at that time there was only one access point from a local street that the fire department was able to get to. Part of the requirement was a secondary access that went through a residential lot which was deemed unbuildable until such time there was a secondary connection to the project. Within the past couple of years, the Jack's Place Subdivision was built to the south which gave access to Lewis Lane. With two connections for fire access and the fire chief's approval the original access easement is no longer necessary.

There are three conditions that will need to be met prior to full vacation of the easement being granted – the taxes will need to be paid, a record of survey will need to be provided to DSD and the instrument number of the record of survey shall be included in the resolution signed by the Board of County Commissioners.

Ms. Vander Veen gave the staff report which reviewed the request, location, background, applicable ordinances, and the planning and zoning commission recommendation.

Commissioner Van Beek motioned to close public testimony. Commissioner Brooks seconded the motion which carried unanimously.
Commissioner Van Beek made a motion that based on findings of fact, conclusions of law, and order contained herein to approve case no. VAC2024-0001 for vacation of a fire access easement with the conditions of approval as enumerated. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn

The hearing concluded at 1:46 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 25, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Rachelle A. Oberg, Prosecutor's Office
- Kristin Stone, Parks

CLERK/COMMISSIONERS FY2026 TENTATIVE BUDGET WORKSHOP

The Board met today at 1:32 p.m. for the Clerk/Commissioners FY2026 Tentative Budget Workshop. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Auditing Supervisor Sarah Winslow, Chief Deputy Clerk Jess Urresti, Director of Constituent Services Aaron Williams, Chief Deputy Treasurer Steve Onofrei, Clerk Support Specialist Matthew Westgate, COO Greg Rast, Assessor Brian Stender (arrived at 1:35 p.m.), Treasurer Jennifer Watters (arrived at 1:48 p.m.), and Deputy Clerk Jenen Ross.

Clerk Hogaboam said that numbers have been adjusted based on instruction from the previous meeting.

Other items reviewed were as follows:

- FY2026 Budget Workbook spreadsheet noting that differences of inclusion and exclusion of Melba Gopher, and Pest Control.
- Property tax revenue is $63,191,048.00 which is based on the Board's instruction to levy new construction, 3%, and 1% foregone.
- A prorated adjustment was done for dental, since the benefit year follows the calendar year, not fiscal year, there was a slight adjustment made to the amount originally put on the record.
- The publication reflects the expenditure budget based on the funds, revenue outside of taxes, tax dollars levied and the use of fund balance. This publication indicates that the county is able to cover the obligations.

Clerk Hogaboam spoke in-depth and reviewed numerous documents outlining several scenarios that could potentially impact the budget and what future fiscal years may or may not look like based on a variety of factors. All of the documents reviewed are on file with this day's minutes.

Consider FY2026 Tentative Budget for Publication: Commissioner Brooks made a motion to sign the FY2026 Tentative Budget for publication. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 2:46 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 28, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permits for:

- The Balcony Club to be used on 7/30/25, 8/2/25, and 8/6/25

CONTINUED PUBLIC HEARING: APPEAL BY DAVE ERLEBACH OF ERLEBACH PROPERTIES, LP, REPRESENTED BY TODD LAKEY AND LANDON BROWN, FOR A C.U.P. TO ALLOW A CONTRACTOR SHOP AND A STAGING AREA WITHIN AN "A" (AGRICULTURAL) ZONING DISTRICT, CASE NO. CU2023-0024-APL

The Board met today at 3:00 p.m. to reschedule the continued public hearing: appeal by Dave Erlebach of Erlebach Properties, LP, represented by Todd Lakey and Landon Brown, for a C.U.P. to allow a contractor shop and a staging area within an "A" (agricultural) zoning district, case no. CU2023-0024-APL. Commissioner Holton noted that legal has not had sufficient time to review the hearing and provide him with the information he's seeking. Director Gibbons said that after speaking with the applicant's representative, August 6th would work best. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to continue the hearing to Wednesday, August 6, 2025 at 10:00 a.m.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 3:02 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 29, 2025

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

The Board met today at 9:31 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Trent McRae, Solid Waste Director David Loper, Fleet Director Mark Tolman, Facilities Director Rick Britton, Project

Manager Desiree Brumley, Cpt. Harold Patchett, Cpt. Ray Talbot, Controller Kyle Wilmot, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Addendum No. 1 for the Pond Lane Detention Facility Construction Project: There were questions received from five companies which have been addressed in this addendum. There are no other changes. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign addendum no. 1 for the Pond Lane Detention Facility Construction Project.

Consider Notice of Online Public Auction for Nine (9) Surplus Fleet Vehicles: Director Tolman explained this is half of the vehicles to be auctioned, the other half will be auctioned through another auction site. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the notice of online public auction for nine (9) surplus fleet vehicles.

Open Proposals received for the Request for Proposals for the Periodic Household Hazardous Waste Disposal Services Project:

Submissions were received from the following companies:

- Clean Harbors Environmental Services, Inc

Received 7/28/25 at 8:50 a.m.

- Graymar Environmental Services

Received 7/21/25 at 8:51 a.m.

- ACT Enviro

Received 7/18/25 at 10:58 a.m.

- Clean Earth Environmental Solutions

Received 7/21/25 at 11:57 a.m.

The submissions will be forwarded to appropriate parties for review.

A request was made to go into Executive Session as follows:
EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION
Commissioner Van Beek made a motion to go into Executive Session at 9:43 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and

to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal staff and other parties. The Executive Session concluded at 10:34 a.m. with no decision being called for in open session.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 10:35 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER FCOS FOR HORNET COVE SUBDIVISION, CASE NO. SD2022-0024

The Board met today at 11:03 a.m. to consider FCOs for Hornet Cove Subdivision, Case no. SD2022-0024. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Principal Planner Debbie Root, and Deputy Clerk Jenen Ross.

Commissioner Van Beek noted that the FCOs outline the steps the applicant may take to potentially gain approval if they choose to reapply.

Commissioner Van Beek made a motion that based upon the findings of fact, conclusions of law contained herein for case no. SD2022-0024, the BOCC denies the preliminary plat, irrigation, and drainage plans for Hornet Cove Subdivision. Commissioner Brooks seconded with discussion clarifying that the Board has already denied the case but now needs to approve the FCOs. Commissioner Van Beek revised her motion to approve the FCOs. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting.

The meeting concluded at 11:05 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY DAVID HESS FOR A CONDITIONAL REZONE FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-R-R" (CONDITIONAL REZONE-RURAL RESIDENTIAL) ZONE, CASE NO. CR2022-0027

The Board met today at 1:31 p.m. for a public hear to consider a request by David Hess for a condition rezone from and "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone – Rural Residential) zone, case no. CR2022-0027. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Planning Supervisor Dan Lister, David Hess, Allan Laird, Other interested citizens, and Deputy Clerk Jenen Ross.

David Hess offered testimony in favor of his application stating that he and his wife purchased this property in 2021 with the understanding that it had been approved for a conditional rezone in 2000/2001. After speaking with DSD it was determined that the original conditions hadn't been met and the Hess's would need to reapply for a conditional rezone. The county requested that the parcel be kept as one 6-acre parcel which the Hess's were amenable to. Additionally, it was requested to also include Dr. Gaettli's 5-acres to the east of their property. Following a meeting between Golden Gate Highway District and Mr. Lister, it was determined taking access from 1st Street was the best option and as long as there are only two residences there could be a shared driveway.

Mr. Lister gave the oral staff report, which provided a background on the property. Staff and the Planning and Zoning Commission found the request to be consistent with Canyon County code. In the 2030 comprehensive plan this area is future agri-tourism in Sunny Slope, however, this has not yet been adopted by any code or plan. The applicant has looked at the code section for an AC-5 designation and believes the request meets the intent, however, this has also not yet been adopted. The rural residential district within the comprehensive plan designates rural residential as a rural transition area to create a boundary between agriculture and urban areas. When considering the request with the conditions, it is aligned with many sections of the goals and policies.

When considering if this is more appropriate than the "A" zone the answer is no, but as conditioned it doesn't necessarily change is. The property contains moderately suited soil and based on the size could qualify for an ag exemption. When looking at the surrounding area, the average lot size is 5.49 which are the lot sizes being proposed.

As conditioned, the applicant is agreeing to a 5- acre average lot size, maintain an ag zone, setbacks and uses so it still maintains usage as seen in that area. They are also relinquishing the right to secondary housing so it doesn't expand the access of the property and maintains the open space on the agriculture field to be utilized for agricultural purposes.

When evaluating similar and uses in that area there was an approval in 2017 of 10-acres that eventually became Newby Subdivision. Within a 1-mile radius there are 6 subdivisions and is adjacent to Sunny Slope Subdivision No. 1 approved in 1948 with 56 lots. The subject property is located next to Williams Winery and Event Center, the Orchard House restaurant and the

Sinclair gas station. In regard to adequate facilities, the property will have a typical well and septic, and irrigation rights which will be demonstrated thru the platting process along with drainage and utilities with access through 1st Street. Marsing Fire will eventually require a turnaround as part of the subdivision but that will also be demonstrated as part of the platting process.

The Development conditions as outlined by Planning and Zoning are as follow:

1. All development shall comply with all applicable federal, state, and county laws, ordinances,

rules, and regulations that pertain to the subject property and the proposed use.

2. Prior to the development of Parcel R33459010 and 010B, the division creating the parcel must be created legally through the subdivision process (Chapter 7, Article 17 of the Canyon County Zoning Ordinance).
3. Development of the subject parcel shall be restricted as follows:
    a. Minimum average lot size: Five (5) acres.
    b. Zoning Designation: Other than the minimum lot size, the subject parcels shall meet the uses and minimum requirements of the "A" (Agricultural) Zone.
    c. Access to the parcels shall connect to First Street within Sunny Slope Sub #1.
4. The developer shall comply with CCZO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

Commissioner Holton motion to close the public testimony. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Holton said he feels this is a pretty straight forward application and this is getting it into compliance with the county code. In evaluating the 9 points of criteria in the P&Z record he doesn't have exception with any of those and is in complete agreement with the development agreement conditions.

Commissioner Van Beek supports Commissioner Holton's reasoning. This parcel was divided without the county's knowledge so she understands the reasoning behind the request, and thinks this is the best negotiated agreement to clean-up the area. Additionally, she's looked at the criteria and appreciates Mr. Lister's thoroughness in applying code that doesn't exist and P&Z's conditions of no secondary residences to keep the nature of the area rural and that access requirements must be met.

Commissioner Brooks also agrees with the P&Z findings stating they were pretty thorough.

Commissioner Holton noted that he appreciates how this creates the ag buffer that is often lacking.

Commissioner Brooks motioned that based on the findings of fact, conclusions of law, and order contained herein, the Board of County Commissioners approves case no. CR2022-0027 a conditional rezone of parcels R33459010 and R33459010B from an "A" zone to "CR-R-R" zone subject to conditions of the development agreement which are included as attachment A. The motion was seconded by Commissioner Van Beek and carried unanimously.

Mr. Lister said the FCOs, development agreement, and ordinance will be brought back for Board consideration at a later date.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting. The hearing concluded at 2:02 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 30, 2025

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- O'Michael's Pub & Grill to be used on 8/16/25 for the Bea wedding
- The Balcony Club to be used on 8/3/25 for a U-pick flowers event

MEETING TO RECEIVE THE CLERK'S QUARTERLY BUDGET REPORT

The Board met today at 10:04 a.m. to receive the Clerk's quarterly budget report. Present were: Commissioners Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Chief Deputy Clerk Jess Urresti, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Treasurer Jennifer Watters, Finance and Banking Manager Melissa Tucker, COO Greg Rast, Chief Deputy Treasurer Steve Onofrei, Clerk Support Specialist Matthew Westgate, and Deputy Clerk Jenen Ross.

Controller Wilmot noted that although the county is ¾ of the way through the budget year, based on the 'A' budget, the threshold is based on 73 vs. 75%.

- Liquor distributions are down around 5% as compared to the prior year.
- Sales tax distributions appear to be a bit higher based on quarter-over-quarter from last year.

- The health trust distribution has affected several budgets that will need to be monitored as the year continues.
- DSD fee increases – revenue lines are coming in almost $200,000 higher than this time last year. They are currently at about 80% of what was budgeted.
- Commissioners' 'A' budget is currently at 77.6%. Mr. Rast noted that $32,000 will be coming back into the Commissioners' budget for 911 and CIO specialty pay.
- County Agent 'A' budget is slightly above the threshold and will be monitored through the last quarter.
- Courthouse 'B' budget is at 65% overall usage.
- Court Facilities 'B' budget is over $14.5K, this budget will need to be amended to account for the overage.
- Recorder, County Assistance and Consolidated Elections 'A' budgets are currently over the 73% usage.
- Emergency Management's 'A' budget is at 76%.
- Justice 'A' budget is over at 75.2%; Overtime is over $221,000.
- Justice 'B' budget is more accurately at 71.4% utilization with the removal of the one-time
  $1.9m payment that was not made this fiscal year.

Clerk Hogaboam reviewed several spreadsheets and the distribution reports for April, May, and June.

COO Rast gave a brief update on the IT budget.

All of the documents reviewed with the Board are on file with this day's minutes.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn. The meeting concluded at 10:32 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING WITH OKLAND CONSTRUCTION FOR A QUARTERLY UPDATE ON THE SHERIFF'S ADMINISTRATION BUILDING CONSTRUCTION PROJECT

The Board met today at 11:01 a.m. with Okland Construction for a quarterly update on the Sheriff's Administration Building construction project. Present were: Commissioners Brad Holton and Zach Brooks, Facilities Director Rick Britton, Project Manager Desiree Brumley, Cpt. Harold Patchett, Cpt. Ray Talbot, Director of Constituent Services Aaron Williams, Clerk Rick Hogaboam, Controller Kyle Wilmot, Other CCSO personnel and interested citizens, COO Greg

Rast, CCSO PIO Joe Decker, Representatives from Okland, Sheriff Kieran Donahue, and Deputy Clerk Jenen Ross.

Representatives from Okland Construction gave a PowerPoint presentation which reviewed the following:

- Progress between mid- April through end of June
- Review of Q2 TAKT plan
- Milestones
    - Albany and 13th street utility work completed May 9, 2025
    - Onsite underground utilities completed May 2, 2025
    - SOG completed May 6, 2025
    - Steel placement started May 27, 2025
    - Level 2 poured June 27, 2025
- VDC Coordination
- Exterior skin mock-up
- Overview of Q3 activities

A copy of the PowerPoint presentation is on file with this day's minutes.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 11:23 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: REQUEST BY CANYON COUNTY FOR A ZONING ORDINANCE TEXT AMENDMENT TO THE CANYON COUNTY CODE, CHAPTER 7, ZONING REGULATIONS TO IMPROVE DEFINITIONS, REMOVE INCONSISTENCIES AND INSERT A SUMMARY TABLE OF ZONING PROCESSES, CASE NO. OR2025-0001

The Board met today at 1:30 p.m. for a public hearing request by Canyon County for a zoning ordinance text amendment to the Canyon County Code, Chapter 7, Zoning Regulations to improve definitions, remove inconsistencies and insert a summary table of zoning processes, Case No. OR2025-0001. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Assistant DSD Director Joshua Johnson, DSD Director Jay Gibbons, and Deputy Clerk Jenen Ross.

No members of the public appeared to offer comment, and no comments were received in any other manner.

Mr. Johnson gave a PowerPoint presentation and the steps that have been taken to this point. The recommended revisions are as follows:

Summary of Zoning Changes

New text is underlined text and deletions are depicted in strikethrough text

07-01-11: COMBINING APPLICATIONS:

Pursuant to Idaho Code section 67-6522, the ~~board or commission~~ presiding party may combine related applications for the convenience of applicants. If combined applications are authorized, DSD shall establish forms and procedures to combine related applications for the convenience of applicants. Fees for combined permits shall be established through a board resolution as provided in article 4 of this chapter. (Ord. 10-006, 8-16-2010)

07-02-01: PURPOSE:

For the purpose of this chapter, certain terms are defined as set forth below. (Ord. 10-006, 8-16-2010)

07-02-03: DEFINITIONS ENUMERATED:

ADMINISTRATIVE LAND DIVISION: A procedure used to allow land divisions without a subdivision plat.

ADMINISTRATIVE RECORD: All documents and records timely filed with DSD; for example: applications, exhibits, petitions, requests, and other matters in support or opposition; all documents or records admitted into evidence or administratively noticed, and all orders or decisions issued by the presiding party ~~commission, hearing examiner, Board or Administrative Hearing Officer~~; all official recordings or written transcripts of hearings conducted. The administrative record does not include any privileged or legally protected communications.

AGRICULTURALLY RELATED ACTIVITIES: Uses that include incidental farm equipment sales and service, incidental farm supply sales, roadside stands, sod and/or turf farms, U-pick fruit or vegetables, ~~corn mazes~~, and similar uses that do not involve processing (except those incidental operations necessary to prepare for market or to convert into marketable form).

BUFFER: A combination of physical space and vertical elements, including, but not limited to, plants, berms, fences, and/or walls that separate and screen incompatible land uses from one another. See also definition of barrier.

DWELLING UNIT: A single dwelling unit providing complete, independent living facilities and designed for ~~or~~ and used as a residence for not more than one ~~family~~ household including permanent provisions for living, sleeping, eating, cooking, and sanitation. ~~with a kitchen and a bathroom permanently installed.~~

HOUSEHOLD: A person living alone, or any of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking, and eating facilities:

A. Any number of people related by blood, marriage, adoption, guardianship, or other duly-authorized custodial relationship. See also definition of family;

B. Two (2) unrelated people and any children related, within the degree described above, to either of them; or

C. Not more than four (4) unrelated people.

"Household" does not include: any society, club, fraternity, sorority; association, lodge, federation, or like organization; any group of individuals whose association is temporary or seasonal in nature; or any group of individuals who are in a group home or living arrangement.

MULTI-FAMILY DWELLING: A structure containing more than one dwelling unit ~~with separate ingress-egress from outside and having no interconnectibility between the units~~.

PRIVATE ROAD: A road serving more than two (2) ~~permanent dwellings~~inhabited structures or commercial or industrial uses which is privately maintained, and not accepted for maintenance by the local highway district having jurisdiction.

PROPERTY BOUNDARY ADJUSTMENT: An adjustment of property lines that does not create new lots or additional building permits.

SEASONAL ACTIVITIES: Activities inclusive such as corn mazes, holiday sales actives or events, agriculturally related activities and those of a similar classification which are dependent on a particular season of the year.

SECONDARY RESIDENCE: An additional dwelling, other than a temporary residence, that is attached or detached from the primary residence.

SINGLE-FAMILY DWELLING:

(1) A dwelling for one household ~~family~~.

(2) Any dwelling in which eight (8) or fewer unrelated mentally and/or physically handicapped or elderly persons reside and which is supervised and conforms to Idaho Code sections 67-6531 and 67-6532.

(3) A manufactured home as defined by Idaho Code section 39-4105(8).

~~07-03-05: HEARING OFFICER:~~

~~The chairman of the board, when confirmed by majority vote of board, may appoint a hearing officer. (Ord. 10-006, 8-16-2010)~~

07-07-01: PURPOSE:

Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the ~~commission~~ presiding party to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The ~~commission~~ presiding party may require

higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The ~~commission~~ presiding party may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter. (Ord. 10-006, 8-16-2010)

07-07-07: ADDITIONAL STANDARDS FOR A TEMPORARY RESIDENCE THAT REQUIRES A CONDITIONAL USE PERMIT:

(1) The ~~decision making body~~ presiding party shall consider the following:

A. The uses of the surrounding properties in the determination of the compatibility of the proposed temporary use permit with such uses;

B. Duration of the proposed use;

C. Considerations of site and building design and capabilities; and

D. Recommendations from applicable government agencies.

(2) The presiding party body may require conditions as are necessary to protect the health, safety and welfare of the residents of parcels within the set notification distance, as well as conditions that would protect the uses of surrounding properties. (Ord. 11-003, 3-16-2011)

07-07-09: ADDITIONAL STANDARDS FOR DAYCARES THAT REQUIRE A CONDITIONAL USE PERMIT (CUP):

(1) If the presiding party approves a daycare, it shall specify the maximum number of children as a condition of approval. The presiding party shall also consider all health and safety requirements, considerations of site and building design and capabilities, and recommendations from applicable government agencies.

(2) The ~~board~~ presiding party shall consider the uses of the surrounding properties in the determination of the compatibility of the proposed daycare center with such uses. Additional conditions as are necessary to protect the public health, safety, and welfare of the children may be required. (Ord. 11-003, 3-16-2011)

07-15-01: APPLICABILITY:

This article applies to land uses that require approval of a director's administrative decision in accordance with the zoning and land use matrix in section 07-10-27: of this chapter. (Ord. 11-003, 3-16-2011)

07-15-03: APPLICATION, PROCEDURE, APPROVAL, RENEWAL, REVOCATION:

(1) Application: The applicant shall submit to DSD an application for a director's administrative decision along with the appropriate fee. DSD shall provide notification by mail of the application to the owners of parcels within six hundred feet (600') of the external boundaries of the parcel,

as well as any applicable agencies and shall provide such individuals and agencies a period of fifteen (15) calendar days from the date of the mailing to submit comments concerning the proposed application. (Ord. 12-006, 3-22-2012)

(2) Compliance With This Code: Prior to issuance of a director's administrative decision, the subject property shall be in compliance with the public nuisance ordinance (chapter 2, article 1 of this code), the building code (chapter 6 of this code), and with all other articles of this chapter.

(3) Compliance With All Applicable Regulations: The property shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property and/or business.

(4) Compliance With County Ordinances: The property shall be in compliance with the Canyon County zoning ordinance, public nuisance ordinance and building ordinance.

(5) Nontransferable: This permit is not transferable to any other property or individual and is not valid for any business or use other than that specifically approved by the director.

(6) Parking: Off street parking shall be provided in accordance with article 13 of this chapter. No parking space shall be located in any public right of way.

(7) Decision Of The Director:

A. Review Of Application: Compliance with granting an administrative approval shall be within the discretion of the director following a full review of the facts as stated on the application and as received as a result of the required notification process. The burden of persuading the director to grant a permit is on the applicant. The director shall consider the uses of the surrounding properties in the determination of the compatibility of the proposed use with such uses.

B. Additional Conditions: The director may require additional land use related conditions as are necessary to protect the health, safety and welfare of the residents of parcels within six hundred feet (600'), as well as conditions that would protect the uses of surrounding properties.

C. Notice Of Decision: The director shall give notice of the decision granting or denying the application, to those previously notified of the pending application.

(8) Appeal By Affected Person: Any affected person who is aggrieved by the director's decision may file a written notice of appeal in accordance with section 07-05-07, "Appeal Of Director Administrative Decision", of this chapter. ~~An appeal shall be noticed and heard as a conditional use permit.~~

07-18-07: ADMINISTRATIVE DIVISION IN AGRICULTURAL ZONES:

(1) Purpose: The regulations of this section allow for a division of a parcel in an agricultural zone without being subject to the subdivision regulations as set forth in article 17 of this chapter.

(2) Standards: The proposed division of original parcels created prior to September 6, 1979, shall be allowed in accordance with the following:

Less than 80 acres	1 division (2 residential parcels)
80 to 119 acres	2 divisions (3 residential parcels)
More than 119~~20~~ acres	3 divisions (4 residential parcels)

A copy of the PowerPoint presentation and staff report reviewed are on file with this day's minutes.

A legislative version and IPT notice will be brought back at a later time for Board signatures.

Commissioner Holton made a motion that the Board approves the draft that has been reviewed, following the noticing process of both the P&Z and Board hearings, and having received no public input and no testimony from the public, he is in favor of approving the amendments or changes as presented and directed staff and legal counsel to create a final copy for presentation for the public record and codification. Mr. Johnson confirmed that the Board would like to accept DSD staff suggested edits, declining the suggestions of the P&Z Commission. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing.

The hearing concluded at 2:33 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 31, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- John Khamisi, CCSO
- Mikell B. Torres, TCA

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

The Board met today at 9:32 a.m. with county attorneys for a legal staff updated and to consider action items. Present were: Commissioners Leslie Van Beek and Brad Holton, Commissioner Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, HR Director Marty Danner, Cpt. Ray Talbot, IT Business Manager Caiti Pendell,

Controller Kyle Wilmot, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a Resolution Designating Surplus Personal Property of Nominal Value and Authorizing the Destruction of CCSO Hard Drives: Cpt. Talbot explained the hard drives were purchased in 2015 to hold evidentiary information. They no longer hold any value and the Sheriff's Office would like to destroy them to ensure no confidential information can be recovered. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution designating surplus personal property of nominal value and authorizing the destruction of CCSO hard drives (resolution no. 25-148).

Consider a Resolution Designating Surplus Personal Property of Nominal Value and Authorizing the Destruction of IT Department Equipment: Mr. Rast and Ms. Pendell explained that the items being considered for destruction are out of date, no longer work, and have been replaced. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution designating surplus personal property of nominal value and authorizing the destruction of IT department equipment (resolution no. 25-149).

Consider a Resolution Granting Certain Property of Nominal Value to Computers for Kids, Inc.: Ms. Pendell said the computers still have useful life just not for county business. Mr. Rast noted that the costs listed in exhibit 1 are the original purchase price, not the current value. The computers will be donated without hard drives nor Microsoft software which decreases the value. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution granting certain property of nominal value to Computers for Kids, Inc (resolution no. 25-150).

Consider Crimestoppers Services Agreement: Mr. Bazzoli stated that the agreement has not yet been received back from Crimestoppers so this action item will be rescheduled to a later day.

Consider a Resolution Adopting Updated Health Plan Contribution Rates: Director Danner said this resolution formalizes the previous discussions related to employee and employer contribution rates. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution adopting updated health plan contribution rates (resolution no. 25-151).

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

Commissioner Van Beek made a motion to go into Executive Session at 9:46 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and

to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal staff and other parties. The Executive Session concluded at 10:41 a.m. with no decision being called for in open session.

The meeting concluded at 10:42 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:45 for a DSD general business meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Director Jay Gibbons, DSD Assistant Director Josh Johnson, Director of Constituent Services Aaron Williams, COO Greg Rast, and Deputy Clerk Jenen Ross.

As a point of clarification from yesterday's meeting, Mr. Johnson confirmed that the Board's intent is not to allow secondary residences to be a duplex. Additionally, he requested feedback from the Board in regard to how the information was presented during the meeting. Commissioner Van Beek prefers a line-by-line run-through and the ensuing discussion. In regard to language changes, Commissioner Brooks suggested they be presented legislative style. Further discussion ensued regarding the logistics of hearings, the best way/timing to receive public testimony, and ex parte communication.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 11:04 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: CONSIDER A REQUEST BY CANYON COUNTY FOR APPROVAL OF AN ORDINANCE AMENDING CANYON COUNTY ZONING CODE (CCZO), SECTION 07-10-03 TO PROVIDE STANDARDS FOR PRIVATE ROAD AND DRIVEWAY REQUIREMENTS, CASE NO. OR2025-0002

The Board met today at 1:33 p.m. for a public hearing to consider a request by Canyon County for approval of an ordinance amending Canyon County Zoning Code (CCZO), Section 07-10-03 to provide standards for private road and driveway requirements, case no. OR 2025-0002. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach

Wesley, DSD Planning Supervisor Dan Lister, DSD Assistant Director Josh Johnson, DSD Director Jay Gibbons, Director of Constituent Services Aaron Williams, TJ Wellard, David Ferdinand, Joni Payne-Rule, Mike Greiner, Andy Rule, Matt Wilke, Alan Mills, Greg Payne, Pamela Payne, Carl Anderson, and Deputy Clerk Jenen Ross.

Dan Lister gave the oral staff report which is a request by Canyon County for approval of an ordinance amending Canyon County Zoning Code (CCZO), Section 07-10-03 to provide standards for private road and driveway requirements which will:

1. Define application requirements, private road & driveway easement and construction standards, and
2. Requiring improvements to be constructed prior to issuance of building permits (instead of

prior to issuance of certificate of occupancy), certifying of improvements and defining when applicable fire district approvals are required.

Historical context was given for the reasoning behind this request and some of the issues prompting the it.

The following testimony was provided:

TJ Wellard offered testimony in opposition. He expressed his concerns regarding the average daily trips number (ADT) and the timeframe for when a road is required to be built. He feels the county put itself in this position because it is regulating private roads and isn't sure why the county is trying to add fire district standards to the ordinance when fire districts already have their own standards. He wondered why is the county is even requiring people to pave private roads and if it is going to adopt and enforce fire district standards.

David Ferdinand offered testimony expressing his concerns about extensive regulations. He feels the choice should be left to those who choose to live on a non-paved road to decide if they want to pave it. In his opinion, it really just comes down to cost.

Joni Payne-Rule read a statement into the record about how this ordinance would financially affect them if they are required to pave a 50-foot gravel road which is adequately supporting the current traffic, noting that gravel is easier and more cost effective to maintain. She wonders why government is dictating the surface material on roads that don't serve the public. Mr. Lister said that his understanding is that if the Rules were to submit their application today for a private road, this ordinance wouldn't be retroactive.

Andy Rule said he agrees with has been stated by the people before him and that he is opposed to the amendments, especially the reduction of the ADT threshold and the new road standard which would place excessive costs on private land owners. He supports the

suggestions made by Alan Mills (these suggestions can be found in the DSD staff report as exhibit 4e).

Mike Greiner is concerned about the potential for waste and restriction if construction of a road is required prior to a building permit or prior to administrative splits as circumstances can change while developments are constructed. He would like to see it left to the developer to determine the feel of their own development and doesn't feel this is such a large problem in the grand scheme. Concerns were expressed about what this could mean for getting through the review process when DSD seems to already be struggling to get applications through their department. He wants to see the review process done by professionals (outside agencies/contractors).

Matt Wilke concurs with Alan Mills' exhibit 4e and the points made in exhibit 4f. He has concerns about costs, additional burden placed on the county with a county engineer being required to review, construction standards, and that the average daily trip number is too low – he feels 200 ADT would be a better number to trip the paving requirement. He likes the idea of leaving the decision up to the owners and developers. He spoke about his own experience in maintaining a paved roadway vs. gravel and the associated cost.

Alan Mills believes what's being talked about today is families, not developers. He doesn't' t see a developer not wanting to pave a road if they are going to sell lots and they're in it to make money, they'll take on the extra cost; it's going to hurt families. He said gravel roads work for some people and he hates to see the options taken away. He doesn't think this is really going to affect developers. There are families that have administrative splits and are able to help their kids, adding another burden of cost is not helping that. He is in favor of having the fire district turnaround requirement approved by the fire district and feels that any licensed contractor would be able to certify the road. The difference in suggested road widths based on ADT was addressed, Mr. Mills explained that if the development is anticipated to go over the 100 ADT a 24' road would be ready to be paved whereas with a 20' road there would still be improvements necessary. In his opinion, the RUMA is the key to this as it fully outlines and discloses all the requirements so no one can say they didn't know.

Mr. Lister clarified that the cul-de-sac verbiage as a fire district turnaround has been in the ordinance for many years, it doesn't limit the type of turnaround; the fire district is going to dictate their requirements. Mr. Lister said the wording could be revised to something similar to "*…meet the fire district and easement standard*".

In response to a question from Commissioner Van Beek, Mr. Mills explained how he came up with his road construction standards. He also suggested maybe there could be a process for the Board to consider unique situations on individual basis.

Mr. Johnson said that for dimensional items the Director can vary up to 33% by the Director Decision process but anything greater would have to go to the planning commission. His immediate though would be the CUP process. Mr. Lister said that state law and county code doesn't include a definition for construction standards so that would need evaluation through a variance or CUP process to vet out the issues. He suggested the variance process should probably be vetted out with the stakeholders such as the highway district, fire district, developers and people who have private roads to evaluate the issues to consider. Commissioner Van Beek expressed her desire for very specific standards being defined in order to avoid being inundated with variance requests.

Greg Payne offered testimony in opposition, his opinion is that private roads are private and there shouldn't be government oversight.

Pamela Payne agrees with what everyone before her has testified to, noting she disagrees with the proposed ordinance.

David Ferdinand read Jon Stosich's comments into the record which included points about consistent standards between the county and fire districts, that paving should be determined by the developer, and enforcement needs to be done at the time of application

Mr. Lister offered rebuttal testimony stating that much of the language has been in the ordinance since 2016. He said the only major changes are to the proposed ADT and timing. Wording regarding the RUMA could be evaluated and language about a sign-off by a county engineer could be changed to licensed engineer. In regard to the fire district turnaround language, although the cul-de-sac verbiage has been in the ordinance it can be updated to just state "fire district standards". The largest change is to the timing, changing completion to prior to issuance of the building permit.

Commissioner Holton said that he would like to see RUMA or strong disclosure language within the code and wants minimum RUMA statements with boilerplate language. He is still working through what he feels might be best in regard to the ADT number as this generally causes a large amount to angst for surrounding neighbors.

Mr. Lister reiterated the items for Board consideration are the timing and ADT (which doesn't have to be changed, it was just considered). He explained the ordinance was reformatted for clarity and to be more understandable for the reader, nothing else was changed. Language regarding review by county engineer can be changed back. The revised ordinance also attempts to provide clarification between "shared driveway" and "private road". DSD will review the RUMA section to add some standards.

Mr. Wesley spoke to the logistics of moving the hearing forward without having to re-notice and/or go back to P&Z.

At the request of the Board, DSD staff will prepare information to be forwarded to today's participants for comment.

Commissioner Holton made a motion to leave public testimony open, continue this hearing to a date certain of August 21st at 1:30 p.m. in the Commissioners' meeting room, to continue the draft and making a decision. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing. The hearing concluded at 3:49 p.m. and an audio recording is on file in the Commissioners' Office.

THE MINUTES OF THE FISCAL TERM OF JULY 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 1, 2025

Commissioners to conduct quarterly jail inspection/tour

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 4, 2025

No meetings were held this day.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 5, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Brenda G. Lawrence, TCA
- Kimberly N. Bristow, Assessor's Office – Reappraisal

FILE IN MINUTES
The Board approved minutes for the January, February, March, and April 2025 terms.

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

The Board met today 9:30 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Solid Waste Director David Loper, Facilities Director Rick Britton, Project Manager Desiree Brumley, Controller Kyle Wilmot, Chief Deputy Clerk Jess Urresti, Clerk Rick Hogaboam, Director of Constituent Services Aaron Williams, Lt. Travis Engle, COO Greg Rast, Other interested parties, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Open Statements of Qualification for the Pond Lane Detention Facility Construction Project
Submissions were received from the following:

- Sletten Construction
  Received 8/1/25 at 11:55 a.m.
- Beniton Construction
  Received 8/4/25 at 10:27 a.m.

- Okland Construction
  Received 8/4/25 at 1:31 p.m.

- Faber Construction
  Received 8/4/25 at 2:06 p.m.

- McCormack Construction
  Received 8/4/25 at 2:25 p.m.

- ESI
  Received 8/4/25 at 3:05 p.m.

- CM Company
  Received 8/4/25 at 3:23 p.m.

- Core
  Received 8/4/25 at 3:24 p.m.

- Kreizenbeck Constructors
  Received 8/4/25 at 3:49 p.m.

- HC Company
  Received 8/4/25 at 4:13 p.m.

Commissioner Holton made a motion to accept the submissions and for them to be provided to Facilities staff and legal for review. The motion was seconded by Commissioner Van Beek and carried unanimously. Director Britton said they will provide the notice of ranking for Board consideration on August 19th.

Open Bids Received for the FY2026 Pickles Butte Sanitary Landfill Monitoring Well Project
Submissions were received from the following:

- Hiddleston Drilling and Pump Company
  Received 8/4/25 at 2:25 p.m.
  $412,926.24

- Abundant Water Wells, Inc.
  Received 8/4/25 at 4:55 p.m. via email
  $314,020

Mr. Wesley said there does not need to be a minimum of 3 bids. The two bids received will be reviewed for qualifications and then the county will go with the low-bid providing it meets qualifications.

Commissioner Holton motioned to accept the two bids and continue with the process. The motion was seconded by Commissioner Brooks and carried unanimously.

EXECUTIVE SESSION – ACQUISITION OF AN INTEREST IN REAL PROPERTY, RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 9:44 a.m. pursuant to Idaho Code, Section 74-206(1) (c), (d) and (f) regarding acquisition of an interest in real property, records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, legal staff and other parties. The Executive Session concluded at 11:08 a.m. with no decision being called for in open session.
The meeting concluded at 11:08 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 11:08 a.m. to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Planning Supervisor Dan Lister, Principal Planner Emily Bunn, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider FCOs, Development Agreement, and Ordinance Changing the Zoning Map for Case No. CR2023-0003, BCI Real Estate, LLC: Ms. Bunn said this case was heard in July and she has made the requested changes regarding the irrigation condition and additional clarity to the building permit. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the FCOs, development agreement (agreement no. 25-087), and ordinance (ordinance no. 25-011) changing the zoning map for case no. CR2023-0003, BCI Real Estate, LLC.

Consider FCOs, Development Agreement, and Ordinance for David Hess, Case No. CR2022-0027: Mr. Lister said this case was heard by the Board on July 29th. This is rezone to rural residential in the Sunny Slope area to correct an illegal division. The Board directed staff to come back with FCOs that match the P&Z recommendation and a development agreement with the five conditions requested by the Board and to change the zoning map. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the FCOs, development agreement and ordinance for David Hess, case no. CR2022-0027.

Commissioner Holton made a motion to recess for at least 15 minutes to return at approximately 11:30 a.m.

As a point of clarification, Commissioner Van Beek noticed there is a typo to a road name within the development agreement for David Hess. At the request of Commissioner Holton, Commissioner Van Beek made a motion directing staff to correct the grammatical error in attachment A within the development agreement conditions (point 3, sub c). The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Holton made a secondary motion to recess for at least 15 minutes to return at approximately 11:30 a.m. The motion was seconded by Commissioner Van Beek and carried unanimously.

The Board went back on the record at 11:27 a.m. to consider resolution granting a new alcoholic beverage license to Vine & Branch Ranch LLC dba Stack Rock Cidery. Commissioner Brooks has reviewed the application which is to serve beer and wine to be consumed on premises. There is nothing precluding him from signing and upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution granting a new alcoholic beverage license to Vine & Branch Ranch LLC dba Stack Rock Cidery (resolution no. 25-152).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 11:29 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY TONY ELORDI & VICTORIA COWAN FOR A CONDITIONAL REZONE, CASE NO. CR2023-0012

The Board met today at 1:33 p.m. for a public hearing to consider a request by Tony Elordi and Victoria Cowan for a conditional rezone, case no. CR2023-0012. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Principal Planner Dan Lister, Keri Smith, Leo Stafford, Eileen Stafford, Victoria Cowan, Mike Martin, Joshua Cowan, Jerry Cereda, Kenneth Bosworth, Ron Kirtley, Tony Elordi, Rene Bine, Brad Carpenter, Jon Minkoff, and Deputy Clerk Jenen Ross.

Keri Smith offered testimony in favor of the application. She confirmed that this land is currently zoned Rural Residential. On May 25th a revised letter of intent was submitted which she feels supersedes any of the other letters of intent or information about the file; she referenced exhibit 5A for the letter of intent. The request is to divide the land into two approximate 20-acre parcels and approximately 4 of those acres of each parcel could be developed for rural residential uses

that are similar to parcels in Andorra Estates. The proposed rezone configuration recognizes the area for needed residential use such as roads, drainage, and infrastructure for the homesteads. Ms. Smith explained how she feels this request still matches the intent of the Board that approved case no. PH2016-30. In regard to compliance with the comprehensive plan, within the plan itself, it identifies this property on as agriculture, and the applicable zoning district is RR (rural residential). She would like to see the Board make a positive finding as this request meets the future land use map as well as the goals and policies outlined in her letter of intent. Ms. Smith noted the following points:

- The proposed amendment does not seek to change the underlying zoning designation, rather it aims to modify the conditions of the existing rezone for the conditional rezone and that it's only the modification of a single lot. The rest of the development agreement and conditions of approval will remain intact.
- This property only has 36-acres under an active water right. The remaining 6-acres do not have an active water right.
- The property was previously found compliant with county ordinance standards of approval which are the same conditional standards of approval that are in today's zoning ordinance. With the new recommended conditions of approval, they feel that this meets the intent of those PZ and BOCC findings from the 2016 case. Highlights of those findings (exhibit B6) – number 2 of the findings addresses the appropriateness and if the surrounding land uses have been considered. She feels this rezone is as appropriate as the current zoning designation. There are both larger irrigated farm fields and platted residential subdivisions adjacent to the subject properties. In 2016 there were 3 platted subdivisions and now there are only four.
- In 2016, the Board found that the three platted subdivisions had an average lot size of 1.99 acres but now with Andorra Subdivision, the average lot size is 2.6 acres making it more compatible with the rural residential designation.
- Exhibit 5D – Aerial photos show of 10 years of change. Before the Elordi's developed the subdivision there were approximately 18.36 acres out of ag production, after development of the subdivision, Mr. Elordi has increased viable areas for farm production to 18.42 acres. The areas not farmed were concentrated into the residential areas, and when considering their full request which includes 2-acres to be designated as a building envelope for residential development, it's only 1.32 acres less than what was originally not farmed which she believes meets the intent and spirit of the original decision.
- Exhibit A5 shows that there is no impact to water. The aquafer is very stable.
- Canyon Soil Conservation District did not recommend no land use change because they recognize the property is already zoned RR.

Commissioner Van Beek asked about exhibit 5D showing the platted land and exhibit 5B which shows the 2 lots that were part of the administrative land division. She also asked why this was not considered in the original plan and about the topography.

Dan Lister gave the staff report as follows:

- Conditional Rezone of parcels R30262104 and R30262104A, approximately 42 acres, from an "CR-RR" (Conditional Rezone – Rural Residential) zone per DA # 16-226 to a "CR-R-R" (Conditional Rezone – Rural Residential) zone. The request includes a new Development Agreement restricting development to two lots with building envelopes.
- The amendment requests two parcels, dedicating 80% to be maintained in agricultural use, while the remaining 20% be used for two homesteads (Exhibit 5A & 5B).
- Background information and illustrations demonstrating the split of the original parcel; the administrative decision in 2015 which created 4 buildable lots on one parcel and kept the other in ag; in 2016 Andorra Subdivision was created through a conditional rezone which locked two areas into ag only in perpetuity with no buildable rights – the 42 acres requested today is part of that ag only area.
- In consideration of the application, the P&Z Commission concluded on April 17th that the proposed conditional rezone is not compliant with the following criteria of Canyon County Code of Ordinances (CCCO) Section 07-06-07A:

  1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

  2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
- Analysis – Comp. plan: The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as "agriculture" (Exhibit 3.B.2c). The 2030 Canyon County Comprehensive Plan includes agricultural future land use designations such as AC-20 (Commercial Agriculture, 20 acres per unit). Regulations for the AC-20 designation have not been adopted by ordinance. Therefore, the locations and requirements for AC-20 are unknown.
- Analysis – Current vs. Request: When considering the 2030 Canyon County Comprehensive Plan, surrounding land uses, and the 2016 Agreement (DA16-229), the request is not more appropriate than the current conditional rezone.
    - Since the development of Andorra Estates Subdivision, there have been no recent land use decisions in the area promoting residential grown (exhibit 3.B.2f)
    - The property has been "agricultural only" since 2015. The applicant agreed to keep the parcel in agricultural production via a development agreement to develop Andorra Estates (exhibit 3.B.5)
    - Prior to 2017, the parcel was not prime farmland due to slopes. After 2017, the property was regraded, and pivot irrigation was installed to make the full 40-acres of active agricultural production per the agreement (exhibit 3.B.3)
- No agency concerns were received.

Victoria Cowan offered testimony in support of the request outlining the history and work her family has done to this property. She feels this request aligns with the county's vision for responsible agricultural development. This request is not for a large subdivision but to ensure the land remains productive and properly managed. The property has not been well suited for mono-crop production. The family has invested in major infrastructure improvements. Even with the

challenges their goal is to preserve and improve agriculture on the land through a diversified approach. The vast majority of this parcel will remain dedicated to agriculture focusing on regenerative practices rather than mono-culture. Further development of this property with the split and two building permits will have no negative effects on neighboring properties in that it is self-contained. All improvements and/or infrastructure are within the boundaries of this property and already service this lot. It will not disrupt any neighboring farming or residential uses. Their approach aligns with the county's priority to encourage small scale diversified farms that enhance sustainability and strengthen the local food market.

Mike Martin lives in Andorra Estates and spoke about how well the Elordi's maintain their property. He is not in opposition and doesn't feel this would hurt his home value or that of his neighbors.

Joshua Cowan addressed Commissioner Holton's question about how he would feel if his neighbors came along and suddenly changed plans, he thinks the first question he'd ask is if the plan will stay in line with the intent that was agreed upon. He'd want to see the details. He acknowledged that this wasn't considered in 2016 but with life changes they'd love to make a small sustainable farm and in order to properly maintain the farm they feel they would need to live on site. He feels this is in line with preserving the majority of the land for farming.

Jerry Cereda said his issue is that this is farm ground and based on the comprehensive plan, if it's viable farm land it couldn't have houses on it. It's farm ground and feels it should stay farm ground. He said Mr. Elordi is a developer so it's his job to develop the ground but feels Mr. Elordi keeps changing things.

Kenneth Bosworth noted the request is for two lots and two houses but that Mr. Elordi lives right across the street, it's a close walk to get to the farm ground. As part of the initial plan to develop Andorra Subdivision, Mr. Elordi agreed to keep the 40-acres as farm ground in perpetuity. He doesn't have a problem with the plan but a problem with the honesty of how it's being done.

Ron Kirtley explained his property shares a fence line with the Elordi property. He has concerns about water as his well has gone dry when a development went in in close proximity. He has no problem with the ag portion but wondered if there will be another new request in a few years if this doesn't work out.

Rene Bine is the president for Canyon County Alliance for Responsible Growth and lives a half mile from the property. He has reviewed the application and it is essentially the same proposal from 2022 which was denied by both PZ and BOCC. The only difference is that it's being requested as rezone rather than a modification to the agreement which was drafted in 2016. The same reasons exist today for denial that did in 2022, nothing essential has changed. The real issue is being overlooked, he was assured in 2022 by the DSD Director at that time and legal that by there being an agreement this land would remain ag. He feels this requested rezone is a smokescreen and attempt at an end run to a binding contract which needs to be addressed before any changes to the 42-acres can take place. There is no guarantee or legal document that could ensure the

diversified use they talk about will be continued or that the Elordi's will stay on the property, that they won't just sell the lots in the near future. Because of these factor they are asking that the request be denied.

Brad Carpenter said his property is adjacent to this property and likely most impacted by a home being built. He doesn't see any issue with it but is trying to understand the argument to keep it ag. To him, it doesn't make any sense to deny this. He said that prior to the Elordi's purchasing and developing/working the property it was in poor condition and essentially junk.

John Minkoff lives about 300 yards from the property and has been involved for a long time, since 2016. He indicated that this was a special agreement made with Mr. Elordi in 2016 so that Andorra Subdivision could be developed and this is the 4th attempt at a modification. In regard to ground water, his well had to be lowered below 300', groundwater is an issue.

Keri Smith provided rebuttal testimony stating that most of the testimony surrounded an agreement that has been in place since 2016. She referenced page 100 of the staff report which is exhibit B7, page 2 noting the agreement was signed by Commissioners Dale, Rule and Hanson and states the term of the agreement is binding with the land but also states this agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density or annexation. It contemplated very specifically that the applicant could apply for a revision. Additionally, it also addresses modification of this agreement and contemplates changes that can happen. Mr. Elordi has gone above and beyond in correcting agricultural deficiencies on the property. This request is a very limited change. One of the concerns raised is that the Elordi's will do this again – that is one of Idaho's founding property rights, every person has the right to make change to their property. In May they met with DSD requesting to rezone the land to agriculture to make it harder, that request was denied based on parcel size and not meeting the minimum lot size, they feel this shows the intent of Mr. Elordi to keep the land in agriculture. Today there is a development agreement that clearly contemplated that that a change could be made and FCOs from 2016 that went from agriculture to rural residential. You have the exact same conditions today except that the land is already zoned RR. Ms. Smith addressed Commissioner Holton's question about changing plans stating that the county and state have implemented LUPA which says that the county has to readdress the comprehensive plan every few years, that contemplates change - everyone changes, the county changes, families change, plans change. Mr. Elordi went above and beyond on the intent. She addressed the 2030 comprehensive plan that she was part of adopting, noting that there was testimony at that time from Todd Lakey, Alan Mills, and other residential developers that there was a major gap in the plan. When looking at the plan, it listed zones that did not exist and there was incompatibility. It was important to her when passing the 2030 plan that it includes zones that existed. She feels there are two things to be evaluated, the future land use designation and how it meets that and the zoning regulations. This property meets the criteria for a rural residential zone in addition to meeting the future land use designations. The applicant is amenable to discussing any type of conditions to mitigate any potential concerns.

Commissioner Van Beek motioned to close public testimony. The motion was seconded by Commissioner Brooks and carried unanimously.

Discussion ensued in an effort to determine the legal matter in this situation. Zach Wesley feels the question here today is whether or not the property can be rezoned to RR and secondarily whether the development agreement is revoked or not which might be between the county and the property owner or the property owners amongst themselves.

As part of the Board's deliberation there was an evaluation of the criteria (07-06-05), and a review of the Planning and Zoning Commission's FCO's. (The audio portion of the discussion can be found at approximately the 1:42:00 mark)

Evaluation Criteria:

1. *Is the proposed conditional rezone generally consistent with the comprehensive plan?* The Board concurs with P&Z in that the proposed conditional rezone change is not generally consistent with the Comprehensive Plan.
2. *When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?* The Board concurs with P&Z in that the proposed conditional zoning to RR is not more appropriate than the current zoning designation as conditioned by development agreement no. 16-229.
3. *Is the proposed conditional rezone compatible with surrounding land uses?* The Board concurs with P&Z in that the proposed conditional rezone to RR is compatible with surrounding land uses.
4. *Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?* The Board concurs with P&Z in that the proposed conditional rezone will not negatively affect the character of the area.
5. *Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone?* The Board concurs with P&Z in that the project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone.
6. *Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic patterns?* The Board concurs with P&Z in that the conditional rezone will not require public street improvements in order to provide adequate access to and from the subject property in order to minimize undue interference with existing and /or future traffic patterns created by the proposed development.
7. *Does legal access to the subject property for the conditional rezone exist or will it exist at the time of the development?* The Board concurs that the property does have legal access, and access to the subject parcel can be improved at the time of development.

8. *Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?* The Board concurs with P&Z in that the proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency services.

Commissioner Brooks said he sees no reason to go back on the agreement from 9 years ago. Commissioner Holton agreed noting that this may be more appropriate in the future. Commissioner Van Beek can't apply a revision that doesn't apply to the parcel being considered today.

Commissioner Brooks made a motion to deny case no CR2023-0012. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Holton motioned for staff to compile FCOs for consideration at a future date. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing. The hearing concluded at 3:28 p.m. and an audio recording is on file in the Commissioners' Office.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 6, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Laura Ramos, Facilities

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- O'Michael's Pub & Grill to be used on 9/13/25
- Danelion Brewing to be used on 8/16/25, 10/4/25, and 11/8/25
- Diamond Steakhouse to be used on 8/30/25
- The Southern to be used on 10/4/25, 8/23/25, and 11/1/25
- The Balcony Club to be used on 8/20/25, and 8/27/25

CONTINUED PUBLIC HEARING: APPEAL BY DAVE ERLEBACH OF ERLEBACH PROPERTIES, LP, REPRESENTED BY TODD LAKEY AND LANDON BROWN, FOR A C.U.P. TO ALLOW A CONTRACTOR SHOP AND A STAGING AREA WITHIN AN "A" (AGRICULTURAL) ZONING DISTRICT, CASE NO. CU2023-0024-APL

The Board met today at 10:00 a.m. for a continued public hearing regarding the appeal by Dave Erlebach of Erlebach properties, LP, represented by Todd Lakey and Landon Brown, for a C.U.P. to allow a contractor shop and a staging area within an "A" (agricultural) zoning district, case no. CU2023-0024-APL. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Principal Planner Debbie Root, Principal Planner Emily Bunn, DSD Director Jay Gibbons, Attorney Todd Lakey, Dave Erlebach, Other interested citizens, and Deputy Clerk Jenen Ross.

Ms. Bunn gave a brief update stating that at the previous hearing public testimony was closed and the Board had deliberated the planning and zoning FCOs. The Board had some questions for legal staff so the hearing was continued to today to allow time for those questions to be answered.

One of the main questions was whether this application was to be considered based on the approximate 11-acre parcel or the approximate 39-acre parcel. Commissioner Holton said that for him with a legal description of the parcel being considered it convolutes the public hearing and clarity on which he can make a decision. He understands what the applicant is trying to do but encouraged him to make a better application. Commissioner Van Beek feels there was significant information such as a nitrate priority study from SWDH and RUMA that were not provided and that this case really belongs back at planning and zoning.

Commissioner Holton read into the record the five points he feels the applicant can accomplish to make this a more complete application which could result in a more favorable decision:

1. Accept the conditions proposed by DSD or negotiate with DSD regarding those conditions
2. Permit the county Building Official to inspect the existing structure to verify that it is not being used for fabrication or manufacturing and confirm it's used as an ag building
3. Have a surveyor prepare a legal description of the 11-acre section where the staging area is proposed to be located which can be used for a recorded building envelope or parcel division to limit conditions to the 11-acre section
4. Provide an updated the drainage plan for the proposed 11-acre section
5. Demonstrate permanent legal access to the 11-acre section that is recorded with highway district approval

Commissioner Van Beek would like to see the nitrate priority study submitted and a building permit would need to be reapplied for.

Commissioner Brooks doesn't know which acreage is being dealt with which makes it hard for him to apply the criteria.

Ms. Bunn offered her comments regarding the building permit stating that if this appeal is denied the applicant would not be able to get a personal use only permit to be for a storage since he doesn't live on site. If the building is not used for ag purposes then an ag exempt permit wouldn't

be applicable either and also eliminates the option for a commercial or industrial permit because it's not an approved use. If there is no way for him to apply for a building permit it will just be an unpermitted structure. The other option would be to remove the structure if there is no way to bring it into compliance because the use would not be approved.

Commissioner Holton recommends the applicant work with DSD for possible options and strongly suggests the applicant get the structure legal.

In response to a question from Commissioner Brooks, Ms. Bunn explained that if the building inspector finds that there is manufacturing happening in the building it would not qualify as an ag exempt building and therefore not be able to get an ag exempt permit and thus would not be able to apply for any other commercial permit because the use would not be approved. The building would either be an unpermitted structure or it would need to be removed. The other option would be to build a house on-site then it could potentially be used as an accessory structure which would bring it into compliance for personal use only. If they wanted to use it for ag purposes that can be demonstrated to DSD by a letter of intent and it could be permitted that way.

Commissioner Van Beek made a motion that based on the findings of fact, conclusions of law, and order contained herein the Board denies case no. CU2023-0024-APL, a staging area and contractors shop within an "A" (agricultural) zoning district on parcel R37905 and that if the applicant pursues potential remedies as outlined by the Board. The motion was seconded by Commissioner Brooks and carried unanimously.

FCOs will be brought back at a later date for Board consideration.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn.

The hearing concluded at 10:18 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY SIX POINT PROPERTIES, LLC, REPRESENTED BY BRISTLECONE LAND USE CONSULTING, FOR A CONDITIONAL REZONE OF PARCEL R32862, FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-R-1", CASE NO. RZ2022-0012

The Board met today at 1:32 p.m. for a public hearing to consider a request by Six Point Properties, LLC, represented by Bristlecone Land Use Consulting, for a conditional rezone of parcel R32862, from an "A" (agricultural) zone to a "CR-R-1" zone, case no. RZ2022-0012. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Principal Planner Dan Lister, Elizabeth Allen with Bristlecone Land Use Consulting, Kristin Short, David Kooch, and Deputy Clerk Jenen Ross.

Elizabeth Allen offered testimony in favor of the application outlining the following:

- Parcel location

- The property is 63-acres and they are proposing a conditional rezone to R-1, single family residential, with 48 residential lots, 2 common lots and an average lot size of 1-acre
- Review of the concept plan with access from the north is in accordance with ITD requirements and access to the east and a stub road to the south. The site previously had access through Kimball Road but that has since been closed for the widening of Karcher Rd.
- There will need to be connection to a well or water system that will allow fire protection in accordance with the City of Caldwell
- The proposal is for individual wells
- The site is not within a conservation area or a wildlife refuge
- Currently the property is farmed and will continue to be farmed until it is developed. Other farms in the area will be able to continue farming even after the site is developed, there will not be a loss of access. Other farmers in the area did not have any concerns and were supportive of the plan.
- Based on the lots proposed, it is estimated to have 18 students which would have a negligible impact on school capacity.
- They are in agreement with the conditions outlined by P&Z but in reference to condition no. 2 they would like some flexibility to provide ½-acre lots with a community system so when Caldwell has water services in the area they would have the option to connect. With strictly 1-acre lots and individual wells there would be the same flexibility as with ½-acre lots.
- The property is surrounded by residential, so this would be an in-fill area. The future land use is residential. Generally, other lots in the area are ½-acre lots.

Ms. Allen addressed Commissioner Van Beek's questions regarding a community septic system, commercial frontage, and access.

Dan Lister gave the staff report which reviewed the following:

- Conditional rezone to "R-1" (Single Family Residential) with development agreement limiting development to one acre lots (total of 48 lots) with development supported by fire hydrants.
- On June 12th the P&Z approved the conditional rezone with the following conditions:
    - All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    - The subdivision of the subject parcel, R32862, shall maintain an average lot size of 1-acre acre, with no more than 48 buildable lots.
    - The subdivision will provide fire hydrants connected to a well, water tank, or an alternative method of water supply as deemed appropriate by the Caldwell Fire Department and in accordance with the International Fire Code.

    - The developer shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the Board."
- This area is designated as a residential area in both the county's 2020 comprehensive plan, which the application was submitted under, and the City of Caldwell's 2040 comprehensive plan.
- Surrounding land uses
    - The subject parcel is zoned "A" agricultural
    - The subject parcel consists of moderately suited soils and is considered prime farmland if irrigated (Exhibit 3.B.2h).
    - Average lot sizes within 1,000' radius: 1.71 acres with a 0.43 median.
- Zoning
    - The parcel is located near residential and commercial zones (Exhibit 3.B.2e & f). Parcel R32870 was rezoned in 2019 to "CR-R1" (RZ2019-0012, Exhibit B.4) and is currently in the platting process (Norse Landing Subdivision, Exhibit 3.B.2g & 3.B.5d).
- Subdivision
    - Within a one-mile radius there are 35 platted subdivisions with a 0.55-acre average lot size (Exhibit 3.B.2g).
- Adequate Facilities
    - The applicant states the sewer will be via an individual septic system, water via individual domestic wells, drainage to be retained on-site, irrigation via pressurized irrigation through a priority right irrigation well, and utilities via Idaho Power and Intermountain Gas (Exhibit 3.A.2 & A.4).
    - Adequate services would be dependent on the residential density. Residential lots less than one-acre lot size would require connection to city services or community systems, which would be determined via a planned unit development approval (via a conditional use permit) and/or at the time of preliminary platting.
- Traffic & Access
    - Access: The property currently has frontage along SH-55 (Karcher) and Kimball Avenue (a local public road). Access to SH-55 from Kimball has been blocked by the Idaho Transportation Department. The property currently uses Vista Drive, a public road, to S. 10th Avenue, a minor arterial public road (Exhibit 3.A.2 & A.6).
    - Traffic: A Traffic Impact Study was provided with analysis for a 49 residential lot development. With subdivision improvements, SH-55 improvements, and build-out of 2027, additional improvements and traffic mitigation are not anticipated.
- Essential Services
    - Schools: Future development will be served by the Vallivue School District (Exhibit 3.B.1). The District has concerns about the capacity of Vallivue High School. Current enrollment is approximately 1,300 students with a capacity of 1,800 students. The District states two elementary schools will open in the Fall of 2025. The letter does not oppose the request or recommend any mitigation measures (Exhibit 3.A.2 &

3.D.2). No comments were received from the Brown Bus Company or Caldwell Transportation.
    - Police: Canyon County Sheriff's Office. No comments were received.
    - Fire Protection & Emergency Medical Services: The property is served by the Caldwell Rural Fire Protection District (Exhibit 3.B.1). Caldwell Rural Fire does not oppose the request subject to compliance code requirements provided in their letter. Requirements include fire hydrants, adequate street identification, and adequate access, roadways, and turnarounds (Exhibit 3.D.3). No comment was received from Canyon County Paramedics/EMT.
    - Irrigation District: The United States Forest Canal that lies within the boundary of the subject parcel is operated and maintained by the Boise Project Board of Control. The Boise Project Board of Control asserts the federal easement of 25 feet northwest and 25 feet southwest of the canal's centerline.
- Review of comments received from surrounding neighbors.

In response to a question from Commissioner Van Beek, Mr. Lister said that if the Board chooses to allow for the smaller lots this would likely need to be re-noticed since it is a substantial change from the P&Z recommendation. Mr. Lister also noted that staff agrees with Ms. Allen's analysis that this is not the best and highest use for a high-density commercial area, agreeing with the original comprehensive plan that this should be residential estates of ½-acre to 1-acre lots.

Mr. Lister addressed Commissioner Brooks' question regarding a community water system stating that the Board can make changes to the conditional rezone. If the Board feels this still needs to be a conditional rezone they don't need to go with the conditions provided by planning and zoning and the hearing would not need to be re-noticed. If the Board chooses not to apply any conditions and just leave it to the time of platting it would then be a zoning map amendment, not a conditional rezone, with the need to re-noticed.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to close public testimony.

Discussion ensued regarding adjustment to the lot size, individual wells vs. a community system, and any potential re-noticing requirements.

The Board is in favor of a community system.

The Board recessed from 2:38 p.m. to at 2:56 p.m.

Following the recess, based on Commissioner Holton's question regarding re-noticing for a substantial change Zach Wesley spoke about previous requirements if a substantial change was made but that those requirements no longer exist. The Board has no restrictions to making changes to terms of approval in an application from what was originally noticed.

Additionally, Mr. Lister spoke with the applicant who is favorable to the ½-acre lot size with a community system option. It's likely not all the lots would be just ½-acre, there would likely be a variety of lot sizes. He also said the applicant would like to be able to explore if there really needs to be a community system or if there is a way to work with the city and pull water from the south. They want to know what they are rezoned for in order to best use that ground. However, if the Board chooses to keep the 1-acre lot size they do not want to be locked into a community system as they don't think it would economically make sense.

Commissioner Holton said he would consider making a decision on a community water system and nothing less than .75-acre lots. Commissioner Brooks is in support of this suggestion.

Commissioner Holton said a community water system with a fire hydrant and lots no smaller than .75-acres with varied lot sizes up to 1-acre.

The Board recessed from 3:10 p.m. to 3:15 p.m.

Mr. Lister confirmed that the applicant is agreeable to the .75-acre lots.

As part of the Board's deliberation there was an evaluation of the criteria (07-06-07 (6) A), and a review of the Planning and Zoning Commission's FCO's.

In regard to all the findings, Mr. Lister said they will be updated to reflect the Board's decision on the revised lot size of greater than .75-acres. The Board has requested that the FCOs include a statement that the .75-acre lot size is larger than the majority of the lots in the general vicinity.

1. Is the proposed conditional rezone generally consistent with the comprehensive plan? The Board concurs with the Planning and Zoning findings.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation? The Board concurs with the Planning and Zoning findings.

3. Is the proposed conditional rezone compatible with surrounding land uses? The Board concurs with the Planning and Zoning findings.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts? The Board concurs with the Planning and Zoning findings.

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone? The Board concurs with the Planning and Zoning findings. This will be updated to reflect a community water system.

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts? Mr. Lister noted that subsection 1 would be updated to state that at the time of platting this would need to be reviewed by ITD and the highway district to ensure the trip generation is accounted for and improvements are made.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development? The Board concurs with the Planning and Zoning findings.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? The Board concurs with the Planning and Zoning findings.

Mr. Lister's proposed language for the development agreement condition no. 2: *"The subdivision of the subject parcel R32862 shall maintain a lot size of 0.75-acre or greater, served by a community water system or connection to city service."*

Commissioner Van Beek made a motion that based upon the findings of fact, conclusions of law, and order contained herein to approve case no. RZ2022-0012, a conditional rezone of parcel R32862 from an 'A' Agricultural zone to a CR-R-1 Single Family Residential zone subject to the conditions of a modified development agreement and conditions throughout the findings as put on the record. Additionally, the FCOs will be prepared for consideration at a later date. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn.

The hearing concluded at 3:31 p.m. and an audio recording is on file in the Commissioners' Office.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 7, 2025

Meeting with County Attorneys for a Legal Staff Update

DSD General Business

Meeting to discuss and consider authorizing abatement of property located at 19909 Middleton Rd.
Supporting Documents:

Commissioners Attending Board Training Hosted by the Prosecuting Attorney's Office

Although a Board majority may attend and participate, this is not a Commissioner meeting. There will be no motions, action items or Board direction entertained.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 8, 2025

EXECUTIVE SESSION TO CONSIDER PERSONNEL MATTERS PURSUANT TO IDAHO CODE, SECTION 74-206(1)(A) AND (D): INTERVIEW AND CANDIDATE EVALUATIONS FOR THE PLANNING & ZONING COMMISSION

Commissioner Van Beek made a motion to go into Executive Session at 1:35 p.m. pursuant to Idaho Code, Section 74-206(1) (a) and (d) regarding personnel matters and records exempt from public disclosure. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, DSD Staff, P&Z Commissioners, and Candidates for evaluation. The Executive Session concluded at 3:47 p.m. with no decision being called for in open session.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 11, 2025

No meetings were held this day.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 12, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Josie Phelps, Parks
- Benessa Tovar, Facilities
- Caleb Martinez, Juvenile Detention

APPROVED CATERING PERMITS
The Board approved Idaho Liquor Catering Permits for:

- Legends Sport Pub & Grill to be used 8/16/25
- Kickback Bar to be used 8/16/25; 10/18/25; 8/23/25; and 10/24/25

Meeting with County Attorneys for a Legal Staff Update and Consider Action Items:

- Action Item: Consider Juvenile Detention Housing Agreements with Boise County, Malheur County, Owyhee County, Washington County, and Payette County
- Action Item: Consider Engagement Letter with Eide Bailly
- Action Item: Consider Notice of Intent to Award Bid for FY2026 Pickles Butte Sanitary Landfill Monitoring Well Project
- Action item: Consider Notice of Intent to Award Contract for the Periodic Household Hazardous Waste Disposal Services Project

Action Item: Consider FCOs for case no. CR2023-0012, Elordi

Meeting to consider certificates of non-compliance for the following properties:

- 9209 Happy Valley Rd, Nampa (R29535014)
- 9432 Lake Shore Dr, Nampa (R29586010)
- 7857 Willow Creek Dr, Middleton (R24528523)
- 12080 Rivendell Ct, Nampa (R33014104)
- 23743 Viking Ln, Wilder (R33438010A)

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 13, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Holly Murray, Clerk of the Court
- Kathy Martinez, Clerk of the Court
- Pamala Black, Elections
- Trina Harrell, Elections

Executive Session pursuant to Idaho Code 74-206 (1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation

FY2026 Budget Hearing for Canyon County, Canyon County Pest Control District, and the Melba Gopher District

A public hearing on the forgone increase will be held in conjunction with the County's annual budget hearing this evening.

- Action Item: Consider Approval/Denial of the Canyon County FY2026 Budget and Dollar Certifications of Budget Request Forms
- Action Item: Consider Resolutions Approving Forgone Increases for Canyon County and for the Melba Gopher and Canyon County Pest Control

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 14, 2025

APPROVED CATERING PERMITS
The Board approved Idaho Liquor Catering Permits for:

- Chop Shop to be used on 10/4/25
- Legends Sports Pub & Grill to be used on 9/6/25; 9/10/25; 9/12/25; 9/13/25; 9/19/25; 9/20/25; 9/21/25; 9/25/25; and 9/27/25

Meeting with County Attorneys for a Legal Staff Update

Action Items:

- Consider a resolution granting a new alcoholic beverage license to SMC Distribution LLC dba SMC Distribution
- Consider a resolution granting a changed alcoholic beverage license to Jackson Bevco Inc dba Tobacco Connection #1 (updated floorplan)

Action Item: Consider lien for property located at 1408 Lake Lowell Ave, Nampa - Parcel R3201900000

Public hearing to consider a request by CS2 LLC for modification of a development agreement, Case No. RZ2021-0047-MOD; and to consider a preliminary plat, irrigation and drainage plan for Alyson Meadows Subdivision, Case No. SD2021-0039
Action Item: The Board will consider whether to approve or deny the request

Action Item: Consider notice of lien for property located at 19909 Middleton Rd., Parcel no. R34313010A

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 15, 2025

No meetings were held this day.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 18, 2025

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Alex Eells, Parks
- Janessa Warren, Parks
- Zachery Burfeindt, Parks
- Layla Paredes, Information Technology
- Yenifer Jimenez, CCSO

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Craft Lounge to be used 8/30/25
- Palace Event Center to be used 8/24/25

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 19, 2025

Meeting with County Attorneys for a Legal Staff Update and Consider Action Items:

- Action Item: Consider Professional Services Contract for Collection of Unpaid Accounts with Linebarger Goggan Blair & Sampson, LLP
- Action Item: Consider Third Party Data Sharing Agreement with Peregrine
- Action Item: Consider Mutual Assistance Agreement Regarding Sharing Flex Databases
- Action item: Consider Notice of Ranking for the Pond Lane Detention Facility Construction Project
- Action Item: Consider Crimestoppers Services Agreement
- Action Item: Consider a Resolution Approving the FY26 Canyon County Budget, Canyon County Pest Control Budget, and Melba Gopher District Budget
- Action Item: Consider a Resolution Approving the FY26 Elected Official Salaries
- Action Item: Consider a Resolution Reserving the Right to Recover Foregone Taxes for Melba Gopher and Canyon County Pest Control
- Action Item: Consider a Resolution Approving the FY26 Recovery of Foregone Property Tax
- Action Item: Consider a Resolution Approving Employee Appreciation Time

Meeting to consider matters related to County Assistance

- Action item: Consider approval/denial of decisions and signing of liens

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 20, 2025

DSD General Business

Public Hearing to consider a Comprehensive Plan Text Amendment - Impact Fees; Case no. OR2025-0003

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 21, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Parker Allen Smith, CCSO
- Holden Allen Layton, CCSO
- Jacob Petras, CCSO

APPROVED CATERING PERMITS
The Board approved Idaho Liquor Catering Permits for:

- The Black Cow Café to be used 8/30/25
- Raising Our Bar to be used on 9/20/25; 9/26/25; 9/27/25; 9/28/25; 9/5/25; 9/7/25; 9/6/25; 9/12/25; 9/13/25; 9/14/25; and 9/19/25

Continued Public Hearing: Private Road Ordinance Update, OR2025-0002
Action Item: The Board will consider whether to approve or deny the case

Action Item: Consider the final plat for replat of Sky Ranch Estates Subdivision Lots 16 and 17, Block 1, Case no. SD2024-0012

Action Item: Consider the use of current expense reserves for J.C. Wallace Construction LLC to demo a County structure on the Pond Lane property

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 22, 2025

No meetings were held this day.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 25, 2025

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Rachael Beirele, Development Services
- Tianna K. Major, Prosecutor's Office

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Double Diamond Steakhouse & Saloon to be used 8/31/25
- Double Diamond Steakhouse & Saloon to be used 9/12/25

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 26, 2025

FILE IN MINUTES

Treasurer's monthly report for July 2025

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

The Board met today at 9:31 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek and Brad Holton, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, EOM Christine Wendelsdorf, Juvenile Detention Supervisor IV Sean Brown, , Lt. Travis Engle, Lt. Jordan Hammond, Director of Constituent Services Aaron Williams, Controller Kyle Wilmot, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Amended Resolution Approving Employee Appreciation Days: This resolution was approved last week but had an incorrect date, today's amendment corrects that date. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the amended resolution approving employee appreciation days (resolution no. 25-161).

Consider Baker County Juvenile Detention Housing Agreement: Mr. Brown said this is the standard agreement with the only change being an increase to the daily rate from $235 to $240. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the Baker County Juvenile Detention Housing agreement as presented (agreement no. 25-098).

Consider Canyon County Jail Food Service and Commissary Agreement for FY2026 Renewal no. 2 and Amendment with Summit Food Service: Lt. Hammond spoke to the great service received from Summit Food Service. There is an increase this year, but it was anticipated. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign

the Canyon County Jail Food Service and Commissary Agreement for FY2026 Renewal no. 2 and Amendment with Summit Food Service as presented (agreement no. 25-099).

Consider a Supplemental Services Addendum for the Canyon County Sheriff's Office with Forensic Logic, LLC: Ms. Wendelsdorf explained this is a renewal contract for information sharing with the Fusion Center which is paid from the Homeland Security Grant. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the Supplemental Services Addendum for the Canyon County Sheriff's Office with Forensic Logic, LLC (agreement no. 25-100).

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

Commissioner Van Beek made a motion to go into Executive Session at 9:40 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, county legal counsel, and other parties. The Executive Session concluded at 10:19 a.m. with no decision being called for in open session.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 10:20 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER A RESOLUTION GRANTING A NEW ALCOHOLIC BEVERAGE LICENSE TO I.C.A.N. FOODS INC. DBA THE GRIDDLE

The Board met today at 10:34 a.m. to consider a resolution granting a new alcoholic beverage license to I.C.A.N. Foods Inc dba The Griddle. Present were: Commissioners Leslie Van Beek and Brad Holton, and Deputy Clerk Jenen Ross. Commissioner Holton said he doesn't see a reason that would prevent him from signing. Commissioner Van Beek agreed the application meets the criteria for approval. Upon the motion of Commissioner Van Beek and seconded by Commissioner Holton the Board voted unanimously to sign the resolution granting a new alcoholic beverage license to I.C.A.N. Foods Inc dba The Griddle (resolution no. 25-162).

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 10:35 a.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY JACOB MCMCRACKEN FOR A ROAD NAME CHANGE FROM "TINCUP LANE" TO "BIRD DOG LANE", CASE NO. RD2025-0005

The Board met today at 1:34 p.m. for a public hearing to consider a request by Jacob McCracken for a road name change from “Tincup Lane” to “Bird Dog Lane”, Case no. RD2025-0005. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Associate Planner Arbay Mberwa, Principal Planner Dan Lister, DSD Director Jay Gibbons, Jacob McCracken, and Deputy Clerk Jenen Ross.

Jacob McCracken offered testimony in support of his application stating that he relates better to the name “Bird Dog Lane” vs. “Tincup Lane”.

In response to a question from Commissioner Van Beek, Mr. McCracken stated that other parcels have been sold but no one else is actually living on the street yet. Additionally, the other parcel owners that would access the road have signed off on the name change.

Ms. Mberwa gave the staff report stating that Mr. McCracken has request the road name change as he relates more to “Bird Dog Lane”. Site visit photos were shared with the Board and are included in the PowerPoint presentation on file with this day’s minutes.

All property owners taking access off the existing private road have been provided notice of this hearing. No comments have been received in regard to the hearing. The two other property owners have signed off on the name change which can be found as Exhibit A1 of the staff report.

Staff has found that the applicant meets the required criteria and is recommending approval of the private road name change with the conditions as outlined in the draft FCOs within the staff report. Conditions 1,3, and 4 have already been met so the only condition left is no. 2 to erect a new sign to reflect the new private road name if approved.

Commissioner Brooks motioned to close public testimony. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Brooks made a motion based upon the findings of fact, and conclusions of law, and order contained herein for case no. RD2025-0005 that the Board approve the road name change per CCCO 06-05-13(11) changing the private road name from Tincup Lane to Bird Dog Lane. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioner Holton motioned for the Board to sign the FCOs. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn. The hearing concluded at 1:43 p.m. and an audio recording is on file in the Commissioners’ Office.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 27, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Jennifer Tellez, TCA

EXECUTIVE SESSION REGARDING PERSONNEL MATTER AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE PURSUANT TO IDAHO CODE, SECTION 74-206 (1)(A) AND (D) - CANDIDATE EVALUATION FOR SR. ADMINISTRATIVE SPECIALIST POSITION

Commissioner Van Beek made a motion to go into Executive Session at 9:37 a.m. pursuant to Idaho Code, Section 74-206(1) (a) and (d) regarding personnel matters and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Chief Deputy P.A. Aaron Bazzoli, and other participants. The Executive Session concluded at 10:29 a.m. with no decision being called for in open session.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 10:29 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 1:31 p.m. to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, HR Director Marty Danner, Facilities Director Rick Britton, Misdemeanor Probation Supervisor II Jeff Breach, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider a resolution approving changes to the job title and job description of one (1) position in the Facilities Department: This is simply a change to the director's job title from Director of Facilities, Weed & Pest to Public Works Director. Mr. Britton will have the same role and responsibilities, but this title will better encompass the job duties and facilitate procurement efforts. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution approving changes to the job title and job description of one (1) position in the Facilities Department (resolution no. 25-163).

Consider a resolution approving changes to the job title and job description of one (1) position in the Misdemeanor Probation Department: Misdemeanor Probation has multiple positions that operate as a Sr. Administrative Specialist, however, there is one that was defined as Community Service which is no longer necessary as the roles are exactly the same and there does not need to be a differential. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution approving changes to the job title and job description of one (1) position in the Misdemeanor Probation Department (resolution no. 25-164)

Consider a resolution authorizing the destruction of files for former employees with employment end date prior to October 1, 2012, maintained by the Human Resources department: Director Danner said the HR department recently cleared out a storage unit full of previous employee files. Per Director Danner, all the files have been reviewed, and the majority are terminated employees prior to October 1, 2015. Zach Wesley noted for the record that in order to be in full compliance he changed the date within the resolution to August 25, 2015. Destruction of these records has been budgeted for in 2025. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution authorizing the destruction of files for former employees with employment end dates prior to August 25, 2015, maintained by the Human Resources department (resolution no. 25-165).

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 1:45 p.m. and an audio recording is on file in the Commissioners' Office.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 28, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Merritt J. Dublin, Prosecutor's Office
- Garrett McRae, Sheriff's Office
- Tyler George, Parks
- Cameron James Morales, Sheriff's Office

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

The Board met today at 9:39 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Ben Cramer, Deputy P.A. Trent McRae, Assessor Brian Stender, Chief Deputy Assessor Greg Himes, GIS/Land Record Supervisor Jacob King, Administrative Property Appraiser Supervisor Holly Hopkins, Director of Constituent Services Aaron Williams, Director of DSD Jay Gibbons, and Deputy Clerk Jenen Ross.

The Board has a question for the Assessor's Office pertaining to parcels being split into two taxing districts (a map is on file with this day's minutes which illustrates the issue). At the request of Commissioner Van Beek, Commissioner Holton spoke about land divisions in regard to original parcels and legal descriptions in relation to being divided by taxing districts. Assessor Stender addressed the effects newly created subdivisions have on his office noting that he believes it would be helpful for his office if they are able to be a signer on final plats to ensure boundaries are closed. Mr. King spoke to some of the issues they have to work through after a parcel is divided, and options for getting any problems rectified. Additionally, he emphasized that the Assessor's Office is really just interested in ensuring the linework and ownership of a platted subdivision is accurate. Director Gibbons agrees that correct platting should be part of the land division process. Mr. King said that at the end of the process, it's the Assessor's Office left to explain to landowners how a discrepancy happened. Commissioners Brooks and Holton are in favor of putting the onus on the developer to ensure the subdivision is designed in a way that parcels aren't split by taxing district or they are responsible for changing the taxing district line. This is an issue that needs to be resolved at the preliminary plat stage. In response to a question from Commissioner Van Beek, the Assessor's Office confirmed that the political subdivision boundaries often change and that it is kind of moving target, but Mr. King said there are a lot of resources to help keep people informed of the changes. Assessor Stender will continue to gather additional information from other counties and then work with legal and Development Services to find an applicable solution.

There were no other topics for discussion as part of the legal staff update

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 10:47 a.m. and an audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:55 a.m. for a DSD General Business meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Director Jay Gibbons, Assistant DSD Director Joshua Johnson, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. The Board was updated on the following:

- The public survey on administrative divisions is now closed; results will be presented at a later date. There were 707 responses, and the information will be summarized for presentation.
- There has been some interest in the Ag Protection Area Board. Staff will provide a list of potential candidates to the Board next week. Discussion ensued regarding the APA application.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting. The meeting concluded at 11:14 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 11:30 a.m. to consider matters related to county assistance. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of Community Assistance Yvonne Baker, Case Manager Kellie George, and Deputy Clerk Jenen Ross. The following cases were presented for Board consideration:

Case no.: 2014-183: This debt has been fully satisfied, and County Assistance is requesting a release of lien. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the release of lien for case no. 2014-183.

Case no. 2025-23: The decedent has been established as a county resident and County Assistance has located an asset of a BMW SUV which may be valued in excess of $1000; however, the location of the vehicle has not been determined. Commissioner Van Beek stated that the County is not the payer of last resort as there have been assets identified – she made a motion to deny the case for this reason. The motion was seconded by Commissioner Brooks and carried unanimously .

Case no. 2025-24: An application for cremation was received from the funeral home. The decedent has resided in Canyon County for 4 years. County Assistance has determined that this case meets the residency requirements, and no assets have been identified that exceed $1000 therefore meeting the criteria for county assistance. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve case no. 2025-24.

Case no. 2025-25: An application was submitted by the funeral home. The decedent passed on June 27, 2025, and lived with brother, there is also son and grandson, but the family has been uncooperative. It appears the decedent has been abandoned. Canyon County residency has been established, and no assets were identified therefore the decedent meets the criteria for county assistance. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve case no. 2025-25.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 11:44 a.m. and an audio recording is on file in the Commissioners' Office.

AUGUST 2025 TERM
CALDWELL, IDAHO AUGUST 29, 2025

No meetings were held this day.

THE MINUTES OF THE FISCAL TERM OF AUGUST 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 2, 2025

APPROVED CATERING PERMITS
The Board approved Idaho Liquor Catering Permits for:

- Capitol Bar to be used 9/3/25; 9/6/25; 9/13/25
- Lost Grove Brewing to be used 9/12/25

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved an employee status change form for:

- Blake Whitney, CCSO
- Denise Trovao Steuer, CCSO
- Garrett Allen Mowbray, CCSO
- Garrett Ray Prochaska, CCSO
- Muamer Hasanovic, CCSO
- John William Kidder, CCSO
- Hunter Zimmerman, CCSO
- Drake Neiderer, CCSO

Meeting with County Attorneys for a Legal Staff Update and to Consider Action Items:

- Action Item: Consider Interpreter Agreements with Saijai T. Choy, Apantree Puratep, Benjawan Terlecky, Elsadig HagelAgib, Jaber Al Ayid, Jan Pendzich, Jiraanong Manceau, and Piangjai Cefkin
- Action Item: Consider Computer Arts, Inc./Harris Master Agreement Software & Support License
- Action Item: Consider Notice of Intent to Award Contract for the Pond Lane Detention Facility Construction Project
- Action Item: Consider a resolution granting a levy certification extension to twelve (12) school districts
- Action Item: Consider the L2 forms for Canyon County, Canyon County Pest Control, and Melba Gopher

Action Item: Consider the Treasurer's tax charge adjustments by PIN for July 2025

Public Hearing to consider a Comprehensive Plan Text Amendment - Impact Fees; Case no. OR2025-0003
Action Item: The Board will consider whether to approve or deny the request

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 3, 2025

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Diana Hoffman, BOCC
- Tracy Stoff, Prosecutor's Office
- Delia Hanes, Prosecutor's Office

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 4, 2025

Meeting with County Attorneys for a Legal Staff Update and Consider an Action Item:

- Action Item: Consider DSD Collection Services Agreement with Bonneville Collections

DSD General Business

Action Item: Consider a resolution approving changes to the job title, and job description of one (1) position in the Human Resources department

Action Item: Consider a resolution granting a new alcoholic beverage license to Boise Fry Company

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 5, 2025

No meetings were held this day.

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 8, 2025

No meetings were held this day.

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 9, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permits for:

- Boise Bubbly & Taps to be used on 9/13/25
- Capitol Bar to be used on 9/27/25
- Indian Creek Steakhouse LLC to be used on 9/14/25
- Double Diamond to be used on 9/19/25

- R Bar to be used on 9/13/25
- Brown Beard Brewing to be used on 9/13/25
- O'Michaels Pub & Grill to be used on 9/28/25
- Grant's Grill to be used on 9/27/25

APPROVED COMMUTER VEHICLE AUTHORIZATION FORM

The Board approved a vehicle authorization form for Rachael Beierle

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Sebastian D. Griffin, Prosecutor's Office
- Jess Willi Varner, CCSO
- Pamala Black, Elections
- Trina Harrell, Elections
- Jason Hackney, DSD
- Michaela Martinez, Misdemeanor Probation

Meeting with county attorneys for a legal staff update and to consider action items

- Action Item: Consider Independent Contractor Agreement for Court Appointed Counsel with Advanced Legal Planning, PLLC
- Action item: Consider a Resolution Classifying Records of the Juvenile Probation Department and Authorizing the Destruction of Certain Records
- Action item: Consider Gem County Juvenile Detention Housing Agreement
- Action Item: Consider Summit Food Service Southwest Idaho Juvenile Detention Center Food Service & Commissary Agreement FY 2026 Renewal No. 2 & Amendment
- Action item: Consider Linebarger Addendum 1 - Concurrent Representation
- Action item: Consider Tenex Precinct Central Electronic Poll Book Contract
- Action Item: Consider a Resolution Classifying Records of the Canyon County Clerk and Authorizing the Destruction of Certain Records
- Action Item: Consider License Agreement with Clean Earth Environmental and Global Spectrum, LP
- Action Item: Consider MOU Regarding Sheriff's Unemployed Inmate Work Release Program

Meeting to consider action items:

- Consider a resolution granting a refund to Tom or Courtney Clements, represented by Codi Lee; Case no. AD2025-0091
- Consider a resolution granting a refund to Rose Oviedo/Manuel Martinez; Case no. RD2025-0013

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 10, 2025

COMMUTER VEHICLE AUTHORIZATION FORM
The Board signed a commuter authorization form for John Kidder

Meeting to consider matters related to County Assistance
- Action item: Consider approval/denial of decisions and signing of liens

Meeting to consider action items:
- Action Item: Consider a resolution to vacate the portion of the 20-foot fire access easement located in Lot 10, Block 1, Castleton Place Subdivision; Case no. VAC2024-0001
- Action Item: Consider signing FCOs, Development Agreement, and Ordinance for case no. RZ2022-0012 - Tillman Ridge
- Action Item: Consider the final plat for Sunset View Subdivision; Case no. SD2023-0001

Meeting with Hartwell Corporation to discuss the 2025/2026 Renewal Terms

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 11, 2025

Meeting with county attorneys for a legal staff update and to consider action items
- Action Item: Consider Forte Service Support Agreement Renewal
- Action Item: Consider Carbon Solutions Northwest LLC Consulting Agreement

DSD General Business

Action Item: Consider FCOs, resolution, ordinance and development agreement for Van Slyke Farms, Inc.; Case nos. OR2021-0012 and RZ2021-0027-CR

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 12, 2025

No meetings were held this day.

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 15, 2025

A majority of the Board attended the Idaho Association of Counties conference

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- The Black Cow Café to be used on 9/17/25

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 16, 2025

A majority of the Board attended the Idaho Association of Counties conference

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 17, 2025

A majority of the Board attended the Idaho Association of Counties conference

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 18, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Uppercuts Barber Shop to be used 09/21/2025
- Buhl Trouts Saloon DBA Trouts Saloon to be used 10/04/2025
- Raising Our Bar LLC DBA Raising Our Bar to be used 10/01/2025; 10/03/2025; 10/04/2025; 10/05/2025; 10/09/2025; 10/10/2025; 10/11/2025; 10/12/2025; 10/16/2025; 10/17/2025; 10/19/2025; 10/25/2025
- New Empire LLC DBA The Blue Eye to be used 09/19/2025
- County Line Wine Company to be used 10/04/2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Roger E. Craig, Assessor's Office
- Angela Terry, CCSO
- Trent Cluck, IT
- Julio Ortega, IT
- Ryan Cronrath, IT
- Michael Chamberlain, CCSO
- Jacob McFaul, IT
- John Kidder, CCSO

Meeting with County Attorneys for a Legal Staff Update

- Action Item: Consider a resolution granting a new alcoholic beverage license to UTAEV Energy Inc. dba UTAEV Store #2

- Action Item: Consider Notice of Intent to Sell Surplus Property to Wilder Police Department
- Action Item: Consider Passthrough Funds Recipient Agreement *Postponed to a later date
- Action Item: Consider a Resolution Classifying Records of the Canyon County Auditor and Authorizing the Destruction of Certain Records
- Consider Request for Proposals for the Animal Shelter Services Project
- Consider signing Legal Notice Requesting Proposals for the Animal Shelter Services Project

Meeting to discuss Emergency Management and grant funding
* Please see the legal staff update meeting for the audio recording *

DSD General Business

- Action Item: Consider a resolution appointing Holley Werhanowicz to the Planning and Zoning Commission
- Action Item: Consider a resolution appointing Anita Johnston to the Planning and Zoning Commission *Cancelled*

Action Item: Consider cost-share agreement between Ada and Canyon County for professional services of Sullivan & Reberger

Action Item: Consider a Resolution to Set Tax Levy Rates for all Taxing Districts in Canyon County

Public hearing to consider a request by Callister LLC for a conditional rezone of approximately 45.8 acres from an "A" (Agricultural) zone to a "CR-R1" (Conditional Rezone – Single-Family Residential) zone; Case no. CR2022-0025

- Action Item: The Board will consider whether to approve or deny the request

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 19, 2025

APPROVED CATERING PERMITS
The Board approved an Idaho Liquor Catering Permit for:

- Legends Sports Pub & Grill to be used 10/11/202; 10/17/2025; 10/18/2025; 10/26/2025; 11/01/2025
- Liberty Lounge to be used 10/03/2025; 10/04/2025; 10/05/2025; 10/11/2025; 10/11/2025; 10/14/2025; 10/18/2025; 11/07/2025

Meeting to consider action items

- Action Item: Consider a resolution to approve the adoption of job title and position control number of one (1) position in Canyon County Fleet Department for FY26
- Action Item: Consider employee agreement with Chief Operating Officer for fiscal year 2026

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 22, 2025

No meetings were held this day.

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 23, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change form for:

- Zachary Beckman, IT
- Vaunda Skidmore, Facilities
- Cassandra Walden, Recorder/Passport
- Sandi Guerra, Elections
- Kenneth K. Jorgensen, Prosecuting Attorney's Office
- Nereida Mireles, Clerk of the Court
- Maria Albarran, Clerk of the Court
- Jonah Goldman, Recorder/Passport

Meeting with County Attorneys for a Legal Staff Update

- Approved, Idaho Certified Local Government Grant, CLG-2025-02, with Idaho State Historical Society for a Reconnaissance Survey of Canyon County

APPROVED ALCHOLOIC BEVERAGE LICENSE FOR

- Maverik Inc. dba Maverik #797 – Resolution 25-180
- Smoky Mtn Pizza & Pasta Nampa LLC dba Smoky Mountain Pizzeria Grill – Resolution 25-181

Approved Matters Related to Code Enforcement:

- Release of certificate of non-compliance for property located at 27663 Farmway Rd., Caldwell (Parcel no. 37867010A)
- Certificate of non-compliance for property located at 20246 Hoskins Rd., Caldwell (Parcel no. R33274)

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 24, 2025

Monthly meeting with the ADJ and TCA - CANCELED

MEETING TO DISCUSS NOTUS SCHOOL DISTRICT PLANT FACILITY LEVY

The Board met today at 10:03 AM to discuss matters regarding the Notus School District Plant Facility Levy. Present were: Commissioner Brand Holton, Zach Brooks, COO Greg Rast, Chief Deputy Treasurer Steve Onofrei, Chief Deputy PA Aaron Bazzoli, Clerk Support Specialist Matthew Westgate, Treasurer Jennifer Watters, Banking and Finance Manager Melissa Tucker, Senior Administrative Specialist Diana Hoffman, and Deputy Clerk Jenen Ross. Commissioner Brooks made a motion to go into Executive Session pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he along with Commissioner Brooks voted in favor of the motion to enter into Executive Session at 10:04 AM. The motion carried unanimously. The Executive Session ended at 10:29 AM with no decisions reached. Commissioner Brooks recommends legal staff should meet with the Clerk's Office to gather additional information before moving forward. Upon the motion by Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 10:32 AM. An audio recording is on file in the Commissioners' Office.

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 25, 2025

Meeting with County Attorneys for a Legal Staff Update and to consider action items

- Action Item: Consider Addendum to 2025 Eide Bailly Engagement Letter
- Action Item: Consider Dataworks Plus Livescan Maintenance Renewal Agreement for the Canyon County Sheriff's Office
- Action Item: Consider Dataworks Plus Livescan Maintenance Renewal Agreement for the Southwest Idaho Juvenile Detention Center
- Action Item: Consider a Resolution Authorizing Interfacility Ambulance Operation with Ascent Medical Transport
- Action Item: Consider State of Idaho Easement No. ES600157 for Celebration Park's Boat Improvement Project
- Action Item: Consider Amendment No. 6 to Agreement for Inmate Health Care Services between Canyon County and VitalCore Health Strategies, LLC
- Consider Independent Contractor Agreement for CPA GAL and DD Commitment Cases with Bethany Harder of Harder Law Office, PLLC.
- Consider Independent Contractor Agreement for CPA GAL Cases with Rondee Blessing of Blessing Law Group.
- Consider Independent Contractor Agreement for CPA GAL Cases with Jolene Maloney of Maloney Law Office.

- Consider Independent Contractor Agreement for CPA GAL Cases and DD Commitment Cases with Ali Perkins of Ali Perkins Law.

DSD General Business

- Action Item: Consider a resolution appointing Anita Johnston to the Planning and Zoning Commission

Action Item: Consider certifying City of Wilder levy rate

Workshop with SW District Health Director
*Although a Board majority may attend and participate, this is not a Commissioner meeting. There will be no motions, action items or Board direction entertained.

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 26, 2025

No meetings were held this day.

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 29, 2025

No meetings were held this day.

SEPTEMBER 2025 TERM
CALDWELL, IDAHO SEPTEMBER 30, 2025

APPROVED CATERING PERMITS
The Board approved an Idaho Liquor Catering Permit for:

- O'Michael's Pub & Grill to be used 10/10/25

FILE IN MINUTES
The Board approved a Commuter Vehicle Authorization form for Jason Hackney

FILE IN MINUTES
The Board filed the Treasurer's monthly report for August 2025 in today's minutes

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

BOCC

- Aaron Williams, Constituent Services

- Marty Danner, HR
- Greg Rast, COO
- Jeff Breach, Misdemeanor Probation

Juvenile Probation

- Ashlyn Whalen
- Angelica Mary (Angie) Martinez
- Celia Asumendi
- Adrian Chavez Villagomes
- Jared Sermon
- Sydney Brown
- Stacey Jackson

Weed & Pest/Facilities

- Shawn Powers
- Cory Flatt
- Logan Minlschmidt
- Tyler Scott
- Matthew Vermon
- Kenneth Chase
- Jacob Stuart
- Jordan French
- Corey Hull
- Jodi Edwards

Clerk

County Assistance

- Kellie George
- Jenn Odom

CCSO

- Trudie Krein
- Sonja Langan
- Nicole Lewis
- Jessica Evans
- Bunny Malmin
- Heather Sampson
- Susan Erickson
- Nancy Orr
- Brandi Dafoe-Kolka
- Shonelle Dutcher
- Bree Ann Kilbourne

- Diana Little
- Megan Mawyer
- Loretta Tweedy
- Melinda Chynoweth
- Christin Wendelsdorf

Prosecutor

- Maria Ramirez
- Jody Hedges
- Marcella Guzman
- Mary Blazina
- Dian Hoadley
- Melinda Longoria
- Borgan Howard
- Garic Hayes
- Jackie Smith
- Sheri Hale
- Marisa Fugate
- Meagan Farrell
- DeeDee Clampitt
- Kaylee Arnett
- Tony Thompson
- Amber Matthews
- David Krawczyk
- Scott Hoke
- Angelique Arrendondo
- Sydnee Berkheim
- Gabriela Cerda
- Emma Chaldez
- Amy Frederickson
- Veronica Garcia
- Chandra Guillen
- Misty Huffstutler
- Kendra Koch
- Maddisyn Redlin
- Angela Salsedo
- Melissa Salazar
- Celena Romo
- Bianca Welch
- Laura Keys

- Trent McRae
- Chris Wilcox
- Kyra Venecia
- Scott Vermeer
- Karson Vitto
- Angela Stevens
- Garrett Swenson
- Scott Miller
- Tracy Miller
- Stephanie Morse
- Kara Przybos
- Ted Lagerwall
- Dalton Kelley
- Delia Hanes
- Andrew Haws
- Enrique Gutierrez
- Alex Gourley
- Spencer Guier
- Matthew Dyal
- Hailey Barr
- Janice Beller

Consider taking comments on the record for Intent to Sell Surplus Property to Wilder Police Department

- Action item: Consider Resolution Consenting to the Sale of Surplus County Property to Wilder Police Department

Meeting with County Attorneys for Legal Staff Updates and to Consider Action Items:

- Consider Cooperative Agreement for University of Idaho Extension Programs
- Consider Loaned Employee Agreement for Toni Jones with the University of Idaho for the Canyon County Extension Program
- Consider Loaned Employee Agreement for Jacqueline Beaumont with the University of Idaho for the Canyon County Extension Program
- Consider Loaned Employee Agreement for Kelly Galloway with the University of Idaho for the Canyon County Extension Program
- Consider FY2026 Canyon County Lease Agreement with the Norman Family Trust
- Consider MOU between Payette County and Canyon County for GIS 911 Data Sharing
- Consider Resolution Designating Polling Locations for the November 4, 2025 Election

- Consider State of Idaho Department Juvenile Corrections Agreement Detention/Treatment Services
- Consider Independent Contractor Agreement with CleanEarth, Inc. – CONTRACT WAS NOT READY, WILL CONSIDER AT ANOTHER TIME
- Consider ordinance Amending Chapter 04, Article 01, Section 05, Park Administration and Section 11, Prohibited Acts.
- Consider summary of Ordinance Amending Chapter 04, Article 01, Section 05, Park Administration and Section 11, Prohibited Acts.
- Consider Independent Contractor Agreement with Krista Howard Law for CPA GAL and DD Case Services
- Consider Independent Contractor Agreement with Scott Gatewood for CPA GAL and DD Case Services

Meet with HR to Consider Various Resolutions

- Consider resolution to adopt changes to two (2) job descriptions and pay grade for case managers in the county Assistance Department
- Consider changes to the job title and grade change of one (1) position in the Prosecuting Attorney's Office; and approve the grade the grade change to eight (8) positions in the Prosecuting Attorney's office related to Victim/Witness Services position
- Consider approving the return of five (5) positions in the Prosecuting Attorney's office back to the County
- Consider approving changes to the job title of five (5) positions in the Prosecuting Attorney's office related to the Legal Assistant position
- Consider approving changes to the job title of thirty-six (36) positions in the Prosecuting Attorney's office related to the Criminal Deputy Prosecuting Attorney position
- Consider changes to the job title for four (4) positions in the prosecuting Attorney's office related to the Civil Deputy Prosecuting Attorney position
- Consider approving changes to the job title for twenty-three (23) positions in the Prosecuting Attorney's office related to Criminal Legal Assistant and one (1) Assistant Admin Supervisor position
- Consider a resolution to adopt changes to job description and pay grade for five (5) positions in Juvenile Probation Department

Executive Session pursuant to Idaho Code, Section 74-206(1)(b) regarding personnel matters

MEETING WITH DSD TO CONSIDER:

The Board met today at 1:31 PM to consider matters with Development Services Department to consider action items. Present were: Commissioners Brad Holton, Zach Brooks, Leslie Van Beek, Planning Supervisor Dan Lister, Director of DSD Jay Gibbons, Representatives for Green Hills

Landing, Representatives for Ridgeland Estates, Sr. Administrative Assistant Jenen Ross, and Deputy Clerk Diana Hoffman.

Consider the final plat for Green Hills Landing Sub-#1, Case No. SD2022-0028: Mr. Lister said a staff summary has been provided demonstrating that plat is ready to be signed, and all 9 conditions applied to the plat have been met. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek the Board voted unanimously to approve the final plat for Chairman Holton's signature for Green Hills Landing Subdivision, Case No. SD2022-0028.

Consider the final plat for Ridgeland Estates Subdivision, Case No. SD2024-0001: Mr. Lister explains this subdivision is directly east of the previous subdivision that was discussed. This preliminary plat was approved with 12 conditions, the engineer at the time brought up a specific condition requiring the applicants be notified of possible water issues and this is noted in the CC&R's. All constructions requirements have been met and certified. Water user maintenance agreements and road user maintenance agreements have all been verified. With that, Mr. Lister recommends the Board approve the final plat. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek the Board voted unanimously to approve the final plat for Chairman Holton's signature for Ridgeland Estates Subdivision, Case No. SD2024-0001. Upon the motion by Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 1:37 PM. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 1:58 PM to consider matters related to County Assistance specific to Case No. 2025-29. Present were: Commissioners Brad Holton, Zach Brooks, Leslie Van Beek, Case Manager Kellie George, Sr. Administrative Assistant Jenen Ross, and Deputy Clerk Diana Hoffman. Ms. George explains that the descendant passed on September 21, and County Assistance Department received an application on September 25. At this time the decedent has been abandoned at the funeral home. The funeral home has indicated that the family is unwilling to fulfill their obligation. Following an investigation by the County Assistance Office it is deemed there appears to be assets in excess of $1,000. Commissioner Van Beek moved that the Board denies case number 2025-29 which is a request for cremation as the applicant is not indigent, and the County is not the payer of last resort. Commissioner Brooks seconded the motion. After a roll call vote the motion passed unanimously. Commissioner Holton made a motion to adjourn. The motion was seconded by Commissioner Van Beek and carried unanimously. The Board adjourned at 2:01 PM. An audio recording is on file in the Commissioners' Office.

THE MINUTES OF THE FISCAL TERM OF SEPTEMBER 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 1, 2025

FILED INTO MINUTES
May 2025 Commissioner Minutes

APPROVED EMPLOYEE STATUS CHANGE FORM
The Board approved an employee status change form for:

- Joe Decker, CCSO

MEETING TO DISCUSS POND LANE PROPERTY

The Board met today at 9:33 AM to discuss the County owned property on Pond Lane. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Controller Kyle Wilmot, Director of Constituent Services Aaron Williams, Sheriff Kieran Donahue, Chief Deputy Doug Hart, Public Information Officer Joe Decker, Chief Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Deputy PA Laura Keys, Captain Harold Patchett, Director of Facilities Rick Britton, Senior Administrative Specialist Jenen Ross, and Deputy Clerk Diana Hoffman. Commissioner Van Beek made a motion to go into Executive Session at 9:34 AM pursuant to Idaho Code § 74-206(1)(c)(d) and (f) the acquisition of an interest of real property, regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote, the motion carried unanimously. The Executive Session concluded at 10:53 AM. Chief Deputy PA Bazzoli made a statement per Commissioner Holton's recommendation; saying the discussion today is about the Pond Lane property and how it relates to the County Jail. At this time, the Board has funds and has directed Director of Facilities Rick Britton to move forward with the blessing of the Sheriff and the jail command to continue to develop, contract and move forward with building a new woman's facility. Mr. Bazzoli says it is a much-needed project. This project was agreed upon by the County and the City in 2021, with the express purpose of having a woman's facility on that property. Mr. Bazzoli goes on to say, a previous Board purchased the property over twenty years ago with the distinct purpose of building a jail on the site. Sheriff Donahue gave comment, confirming he agrees the property was purchased for the sole purpose of building a jail on the property. Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 11:58 AM. An audio recording is on file in the Commissioners' Office.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 2, 2025

APPROVED CATERING PERMITS
The Board approved Idaho Liquor Catering Permits for:

- The Syringa Lounge to be used 10/11/2025
- Legends Sports Pub & Grill to be used 10/19/2025

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved an employee status change form for:

- Felicia Jones, Courts
- Suzanne M. Coffey, HR
- Shelly Towner, County Agent

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 9:31 AM for a legal staff update. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Deputy PA Trent McRae, Deputy PA Zach Wesley, Deputy PA Ben Cramer, Director of Constituent Services Aaron Williams, Economic Development Coordinator Joe Cox, Prosecuting Attorney Chris Boyd, Senior Administrative Assistant Jenen Ross, and Deputy Clerk Diana Hoffman. Commissioner Van Beek made a motion to go into Executive Session at 9:32 AM. pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure, communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek and Commission Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. The Executive Session concluded at 10:06 AM, with no decision being made and no business being brought forward. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 10:07 AM. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:32 AM for a meeting with Development Services Department to discuss general business. Present were: Commissions Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Director of DSD Jay Gibbons, Assistant DSD Director Joshua Johnson, Principal Planner Michelle Barron, Senior Administrative Specialist Jenen Ross, and Deputy Clerk Diana Hoffman. Mr. Gibbons brings to the Board discussion about the upcoming Area of Impact public hearings. Mr. Gibbons feels as though having discussion with Mr. Wesley is important based on some of comments that have been received up to this point. Mr. Wesley asked the Board whether an Executive Session could be had. Commissioner Van Beek made a motion to go into Executive Session at 9:32 AM pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure, communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Hlton conducted a roll call vote, during which he, Commissioner Van Beek, and Commissioner Brroks voted in favor of the

motion to enter into Executive Session. The Executive Session concluded at 11:22 AM with no decisions being made. Commissioner Holton asked DSD staff to have five (5) topics printed on posters and presented on the screens in the meeting room. Commissioner Holton wants to reiterate these meetings are not about impact fees. Mr. Johnson noted he would have the Board's monthly report next week due to the AOI topic running long. Mr. Johnson explained he would also be providing reporting on the differences between the years 2024 and 2025 for each month. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 11:24 AM. An audio recording is on file in the Commissioners' Office.

MEETING WITH HR TO CONSIDER ACTION ITEMS:

The Board met today at 1:32 PM for consideration of resolutions from Human Resources. Present were: Commissioner Leslie Van Beek and Zach Brooks, COO Greg Rast, Director of Facilities Rick Britton, Controller Kyle Wilmot, Captain Ray Talbot, HR Business Partner Cindy Lorta, Senior Administrative Assistant Jenen Ross and Deputy Clerk Diana Hoffman.

Consider a resolution approving changes to the job title, and salary grade of one (1) position in the Facilities Department: Mr. Britton explained that after review of the 2026 budget season it was discovered that there was an office position in the wrong job description. This change has been vetted through HR. This change is an attempt to keep uniformity of titles within the department. Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek the Board voted unanimously to approve the change.

Consider a resolution to approve the fund re-designation of one (1) position in the Sheriff's Office: Captain Talbot reorganized around a year ago and would like to be transparent to move this position into the correct department budget line item. Controller Kyle Wilmot noted that in working with the CCSO to get everything aligned correctly, this move within the budget line item is appropriate representation of fund usage. Upon a motion made by Commissioner Van Beek to move one senior radio communications engineer from emergency management to sheriff field services, no budgetary impact, as presented. Commissioner Brooks noted for clarification it's a fund redesignation, then seconded the motion. The Board voted unanimously to approve the change. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 1:39 PM. An audio recording is on file in the Commissioners' Office.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 3, 2025

APPROVED CATERING PERMITS
The Board approved Idaho Liquor Catering Permits for:

- Capitol Bar LLC DBA Capitol Bar to be used 10/11/2025

ACTION ITEM: CONSIDER ADOPTING MOBILE DEVICE AND REMOTE ACCESS POLICY

ACTION ITEM: CONSIDER PROCLAMATION DECLARING THE MONTH OF OCTOBER AS DOMESTIC VIOLENCE AWARENESS MONTH

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 6, 2025

DOMESTIC VIOLENCE AWARENESS EVENT & PROCLAMATION
Location: Justice Park
*Although a Board majority may attend and participate, this is not a Commissioner meeting. There will be no motions, action items or Board direction entertained.

No meetings were held this day.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 7, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM
The Board approved an employee status change form for:

- Kaley, Sarah – PA Office

APPROVED CATERING PERMITS
The Board approved Idaho Liquor Catering Permits for:

- The Balcony Club Inc DBA The Balcony to be used 10/12/2025

MEETING WITH COUNTY ATTORNEYS FOR LEGAL STAFF UPDATES AND TO CONSDIER ATION ITEMS

The Board met today at 9:31 AM for a legal staff update. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Deputy PA Trent McRae, Deputy PA Zach Wesley, Deputy PA Ben Cramer, Juvenile Detenion Supervisor Sean Brown, Director of Constituent Services Aaron Williams, Juvenile Probation Supervisor II Jose Orozco, and Deputy Clerk Diana Hoffman.

Consider CMS Statement of Work for Canyon County: Commissioner Holton clarified for the record that CMS stands for "Case Management Systems". Ms. Catalano noted that this software is an annual contract for software that manages their database for tracking offenders. She spoke of the necessity for it, and how it has been vetted by IT. This cost is shared by Detention and Probation.

Mr. Rast spoke in a CIO capacity and stated this program has been used for years and there is no issue continuing the contract. Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the contract.

Consider Juvenile Detention Housing Agreement with Ada County: Commission Holton asked for confirmation that legal had reviewed this agreement, and confirmation that it was the same as last year? That was confirmed. Mr. Brown explained that this agreement provides Canyon County Juvenile Detention with a housing option if there is a conflict between staff and a juvenile offender. This MOU between Ada and Canyon provides alternative housing without a daily charge unless there is a medical issue, those things would be paid for. Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the agreement.

Consider Independent Contractor Agreement with Joshua B. Taylor for CPA GAL and DD Cases: Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve.

Consider Engagement Letter with Brady Hall Law, PLLC: Deputy PA Cramer explains that Brady Hall has been engaged to represent the County but has transitioned to his own law firm as of October 1, Brady Hall Law. It is recommended that the County follows him to his new firm given his experience. The terms and hourly rate are the same as previously. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve.

Consider Resolution Granting a New Alcoholic Beverage License for Chicken Out LLC dba Chicken Out: Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve.

Commissioner Van Beek made a motion to go into Executive Session at 9:40 AM pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioner Van Beek, and Commissioner Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. The Executive Session concluded at 10:13 AM with no decision being made. Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 10:14 AM. An audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER FCOS FOR CASE NO. CU2023-0024-APL, ERLEBACH

MEETING TO CONSIDER MATTERS RELATED TO CODE ENFORECEMENT

The Board met today at 11:08 AM to consider matters related to Code Enforcement. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, Assistant DSD Director Dan Lister, Assistant Building Official Scott Hillman, Permit Supervisor Lucy Ostyn, and Deputy Clerk Diana Hoffman.

Consider Certificate of Non-Compliance for 23215 Lansing Lane, Middleton (R23918): Ms. Ostyn stated that on February 27 of this year an inspector witnessed a remodel without a permit in progress. Full history and documentational proof of non-compliance communication was given. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the Certificate of Non-Compliance.

Consider Certificate of Non-Compliance for 13516 Crisholm Road, Caldwell (R23273): Ms. Ostyn notes that on September 11, 2024, a Code Enforcement staff member noticed a burn out accessory structure. Full history and documentational proof of non-compliance communication was given. Commissioner Holton would like to have Code Enforcement contact the property owners and inform them that the Board is contemplating bringing this back in ninety (90) days to see if they have done anything and achieve a resolution regarding this matter. Commissioner Van Beek would ask if the property owner does not comply that the County moves ahead with a red tag and demolition. Mr. Lister recommended starting with an order to abate. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the certificate of non-compliance with the added instruction on the ninety (90) days and an order to abate.

Consider Certificate of Non-Compliance for 22959 Pack Goat Lane, Caldwell (R35992011): Ms. Ostyn explains that his case started March 26, 2024, after a complaint came in from the public. Full history and documentational proof of non-compliance communication was given. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the Certificate of Non-Compliance.

Consider Certificate of Non-Compliance for 23920 Rudd Road, Wilder (R36653): Ms. Ostyn explains that the complaint started on December 12, 2023, when the county Assessor was notified by a County Appraiser after a site visit on December 5 that there was an unpermitted single-family residents that may not meet setback requirements. Full history and documentational proof of con-compliance communication was given. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the Certificate of Non-Compliance.

Consider certificate of non-compliance for 1009 N. McDermott Road, Nampa (R30457): Mr. Ostyn explains that they have been working with the property owner and have granted an extension. She asked the Board to table this matter at this time. Upon a motion made by Commissioner

Holton and a second by Commissioner Van Beek, the Board voted unanimously to table the Certificate of Non-compliance. Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 11:32 AM. An audio recording is on file in the Commissioners' Office.

MEETING WITH FACILITIES DIRECTOR TO PROVIDE DIRECTION REGARDING ROAD CONSTRUCTION SURROUNDING THE COURTHOUSE CAMPUS

MEETING TO DISCUSS AND PROVIDE DIRECTION ON THE COURTHOUSE REMODEL FOLLOWING COMPLETION AND OCCUPANCY OF THE CCSO ADMINISTRATION BUILDING

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 8, 2025

Commissioners attending district 3 elected county officials meeting
Location: Elmore County

No meetings were held this day.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 9, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM
The Board approved an employee status change form for:

- Elizabeth Pedraza, Trial Court Administrator
- Shane Sears, Elections
- Tracy Golder, Assessor
- Russhell French, Trial Court Administrator

MEETING WITH COUNTY ATTORNEY FOR LEGAL STAFF UPDATES AND TO CONSIDER ACTION ITEMS

The Board met today at 9:37 AM for legal staff update. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Chief Deputy PA Aaron Bazzoli, Bren Orton owner of Orton Engineering, Assistant Director, of Facilities Carl Dille, Lt Travis Engle, Lt Russell Donnelly, Project Manager Desire Bumley, Deputy PA Zach Wesley, Deputy PA Ben Cramer, Controller Kyle Wilmot, Director of Facilities Rick Britton, Director of Constituent Services Aaron Williams, and Deputy Clerk Diana Hoffman.

Consider Generator Service Agreement with Northwest Power Systems: Commissioner Holton said he was notified there was a last-minute modification being made to this contract and it will be put on a future agenda for the Board to consider.

Consider Agreement Between Owner and Construction Manager with Beniton Construction Co., Inc.: Director Britton has reviewed the major points of this contract and finds it comparable with other contracts with Beniton. Mr. Britton states that he did negotiate the construction manager fees down to 6%. Contract substance was discussed between the Board, litigation, and Mr. Britton. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the agreement.

Consider Contract with Canyon County and Orton Engineering to for the Pond Lane Project – Female Detention Facility: Mr. Wesley stated that he has review the contract for the Pond Lane Detention Facility Project, specifically the water and sewer permitting process with the City of Caldwell off an MSA application. RBA is the engineer on this project, and they are working with K & M Engineering for most of the engineering on this project. This will be specific to the water and sewer permitting process in collaboration with the other service providers. This is a standard contract. Commissioner Holton asked legal if there was anything that should be mentioned to the other two (2) commissioners that may be Executive Session issues that they should be aware of before agreeing to this contract? Legal counsel mentioned there isn't anything related to the contract, but maybe before or after there could be a discussion with Mr. Orton on the issues that this project may face. Commissioner Van Beek made a motion to go into Executive Session at 10:03 AM pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek and Commissioner Brooks voted in favor of the motion to enter into Executive Session. The Executive Session concluded at 10:20 AM with no decision being made. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the agreement.

Commissioner Brooks mentioned that he had other business for legal staff. Commissioner Brooks stated that yesterday he learned that Ada County has implemented a fee for cremation certificates of forty dollars ($40.00). They must be issued to anyone that is cremated. Commissioner Brooks would like to investigate instituting that in Canyon County, because we had over one thousand (1,000) certificates last year from the Coroner's Office. I think this is something that should have a fee attached to it. Commissioner Brooks feels that the Coroner's time should be subsidized. Commissioner Holton suggested legal reach out to Ada County and possibly base whatever dollar fee is appropriate for Canyon County off that. Commissioner Holton asks legal to investigate this further. Commissioner Brooks stated that he had another topic from yesterday's meeting concerning courthouse security he would like to discuss in Executive Session. This would be a general policy question for legal. Commissioner Van Beek made a motion to go into Executive

Session at 10:26 AM pursuant to Idaho Code § 74-206(1)(b)(d) and (f) regarding personnel matters, records exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek and Commissioner Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. The Executive Session concluded at 10:47 AM with no decision being made. Commission Holton requested a brief recess until the next item at 10:48 AM.

DSD GENERAL BUSINESS AND TO CONSIDER ACTION ITEMS

The Board met today at 10:51 AM for a general business meeting with DSD. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Director of Constituent Services Aaron Williams, Assistant Director of DSD Joshua Johnson, and Deputy Clerk Diana Hoffman.

General Business: Mr. Williams presented poster boards for the upcoming area of impact meetings. The three boards will provide a visual reference for the public. Commissioner Holton noted that the boards will likely be referenced for the public before the meetings begin.

Consider Resolution Issuing Refund request for Mica Meritt, BP2024-0936: Mr. Johnson explained that this project was greatly scaled back with their permit and requested a refund. The requested refund reflects policy. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the resolution.

Consider Resolution Issuing Refund Request for Josef Smith Case, No. OR2025-0004: Mr. Johnson noted that this was a comprehensive plan amendment with a conditional rezone when the planner realized that comp plan amendment couldn't be supported, the option provided was moving forward with the conditional rezone. This allowed them to fall in the percentage for the refund, but not in the time frame, planning and zoning still recommends a refund on this. Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution.

Consider Resolution Issuing Refund Request for Jesus Del Hoyo, Case No. OR2025-0021: Mr. Johnson noted this also was a pre-app where the comp plan would not be approved. This is a coaching opportunity for staff, encouraging staff to convey their opinions during the pre-app if they feel it won't work, as to filter through applications in a swifter manner. Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution.

General Business: Mr. Johnson provided the monthly report. He highlighted the summary chart that shows year over year is still in the positive. It did dwindle a little this month because in 2024

the amount of business was a little more, so it shrunk the difference for this part of the year. Something Mr. Johnson recommends reflecting on when contemplating new schedule of fees is where are some areas where we are not recovering as much as we should? Overall, he does feel we are in a good spot. Mr. Johnson is currently working with IT to create data tracking to monitor open enforcement cases, who they have been assigned to or if have they been moved to the county PA. Commissioner Van Beek has encouraged Mr. Johnson to communicate with Officer Arthur about possible RV permitting for residential. Commissioner Holton reminded Mr. Johnson that violations of septic tanks and open sewage issues to require SWDH to be on site and share that with his team. Mr. Johnson asked with the area of impact that the staff go first for those meetings. All commissioners agreed to that request. The topics that could be addressed during the upcoming area of impact meetings were addressed. Mr. Johnson shared that during this endeavor it was discovered that there was a parcel of land that was bisected by two of the AOIs, the planner has reached out to the cities and is hoping that one of the cities will forego their claim. Planners are doing their best to summarize what information has been provided to be presented. Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 11:13 AM. An audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER RESOLUTION FOR REIMBURSEMENT OF SERVICES BETWEEN CC LANDFILL AND CCSO

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE
Action item: Consider approval/denial of indigent decisions and signing of liens

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 10, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM
The Board approved an employee status change form for:

- Aleita Falen, Information Technology

No meetings were held this day.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 14, 2025

MEETING WITH COUNTY ATTORNEYS FOR LEGAL STAFF UPDATES AND TO CONSIDER ACITONS ITEMS

The Board met today at 9:33 AM for a legal staff update. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Chief Deputy PA Aaron Bazzoli, Deputy PA Zach Wesley, Deputy PA Ben Cramer, Director of Facilities Rick Britton, Deputy PA Laura Keys,

Director of Solid Waste David Loper, Director of Constituent Services Aaron Williams, and Deputy Clerk Diana Hoffman.

Consider Addendum No. 1 for the Animal Shelter Services Project: Ms. Keys is looking to amend the dates, so a quorum is available for proposals. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the addendum.

Consider FY2026 Pickles Butte Sanitary Landfill Monitoring Well Project Agreement: Mr. Loper is looking forward to getting ready to move on this project this fiscal year. There are no revisions and no edits. Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the motion.

Consider Renewable Service Agreement with Sunbelt Controls: Mr. Britton said this is an annual contractual agreement with Sunbelt Controls for HVAC services with all county buildings. There was a slight increase. There was motion made by Commissioner Van Beek that was seconded by Commissioner Brooks. Commissioner Holton verified this contract had been reviewed by legal. Chief Deputy PA Bazzoli confirmed it had, and the only difference is the price increase. Commissioner Van Beek requested clarification on labor rates. Mr. Britton was able to explain that after being customers for an extended period, as Canyon County has, they do give a price break to Canyon County. After a roll call count, the Board voted unanimously to approve the agreement.

Consider Independent Contractor Agreement for CPA Cases with Jeffrey Nielson: Chief Deputy PA Aaron Bazzoli noted that is about one of the last independent contractors appointed by the County for the Guardian ad Litem. That billing does go through County, and the County does receive reimbursement from the state on those. Upon a motion made by Commissioner Van Beek and a second by Commissioner Brooks the Board voted unanimously to approve the agreement.

Commissioner Van Beek made a motion to go into Executive Session at 9:43 AM pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek and Commissioner Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. The Executive Session concluded at 10:33 AM with no decision being made and no business items being brought forward as a result of the executive session. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 10:34 AM. An audio recording is on file in the Commissioners' Office.

<u>TREASURE VALLEY WATER SUMMIT</u>
Location: The Center at the Canyon County Fair

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 15, 2025

CITY OF NAMPA - STATE OF THE CITY

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES

- City of Caldwell (OR2025-0006)
- City of Wilder (OR2025-0015)
- City of Melba (OR2025-0009)
- City of Parma (OR2025-0013)
- City of Notus (OR2025-0012)
- City of Greenleaf (OR2025-0007)

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 16, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved an employee status change form for:

- Shelby Reece, CCSO
- Sianna Williams, CCSO
- Matthew Bennett, CCSO
- Sean Brown, Juvenile Detention

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Palace Event Center LLC DBA Palace Event Center to be used 10/19/2025
- Raising Our Bar LLC DBA Raising Our Bar to be used 11/02/2025; 11/07/202/; 11/08/2025; 11/22/2025

MEETING WITH COUNTY ATTORNEYS FOR LEGAL STAFF UPDATES AND TO CONSDIER ACTION ITEMS:

The Board met today at 9:33 AM for a legal staff update. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Prosecuting Attorney Chris Boyd, Chief Deputy PA Aaron Bazzoli, Senior Chief Deputy Ingrid Batey, Deputy PA Laura Keys, Deputy PA Zach Wesley, Deputy PA Ben Cramer, Director of Facilities Rick Britton, Director of Constituent Services Aaron Williams, Treasurer Jennifer Watters, Banking and Finance Manager Melissa Tucker, and Deputy Clerk Diana Hoffman.

Consider Resolution Declaring Certain Properties as Not Necessary for County Use and Authorizing the Sale Thereof: Ms. Watters stated that this is the resolution that will be put into place before the auction coming up on November 5. Ms. Watters noted that the auction is down to 4 parcels from 8 when tax dead was originally taken back in July. Two of them, Ms. Watters does expect to redeem the taxes on, while two she anticipates will go to auction in November. Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution.

Consider Notice of Surplus Property Auction: Per Ms. Watters there is notice with in the previous resolution. Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the notice.

Consider Generator Service Agreement with Northwest Power Systems: Mr. Britton noted that six total generators for now, general service agreement. This was sent back to Northwest Power Systems to have Pod 6 removed off the service agreement, to correctly reflect the six (6) generators currently in use. Discussion as to how 911 generator should be itemized or not was had. Commissioner Holton inquired about the anticipated generator for the Coroner's Office and Crime Lab going in. Mr. Britton explained that generator is approximately 28 weeks out from installation. After that it will be covered by warranty. It would likely be best to have it added to the contract for fiscal year 27. At that time, it is likely that another one will need to be added to the contract for the Pond Lane – Woman's Facility. Upon a motion made by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the agreement.

Commissioner Van Beek requested consideration of Executive Session for reasons involving the current area of impact and a city's ordinances and jurisdiction that are in conflict. Commissioner Van Beek made a motion to go into Executive Session at 9:44 AM pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. Chief Deputy PA mentioned a couple of other matters that need to be discussed in Executive Session that are very specific as to possible or pending legal litigation that legal would like to address with the Board. It was also noted that there was one possible pending employment lawsuit to discuss a pending filed employment lawsuit. Commissioner Van Beek amended the motion to include subsection (b) for personnel. Legal clarified that this was pending litigation for subsection (f) for pending filed employment lawsuit, where it is needed to determine the next cause of action is. The motion was amended again to just subsection (d) and (f) and exclude (b) from the motion. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioner Van Beek and Commissioner Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. The Executive Session concluded at 10:22 AM with no decision being made and no business items being brought forward as a result of the Executive Session. Commissioner Holton asked the Board if it was okay if they adjourned until the

next business item. Commissioner Brooks agreed to adjourn. The Board adjourned at 10:23 AM. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:30 AM with DSD for general business matters. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, COO Greg Rast, Assistant DSD Director Joshua Johnson, Planning Supervisor Dan Lister, Principal Planner Michelle Barron, Director of Constituent Services Aaron Williams, and Deputy Clerk Diana Hoffman.

Mr. Johnson thought it would be best to hear from DSD staff about the options the Board has in regard to AOI. Commissioner Holton asked for direct feedback on his directing of the meeting. Ms. Barron thought it went well. Mr. Lister provided guidance on what the commissioner's options are during these meetings. Zoning discussion and clarification was covered between DSD and the Board. Commissioner Brooks noted that the DSD may need to clarify to the public what the Boards options are prior to the meeting. Discussion on what communication was made with constituents about these changes was had and what data is available. Commissioner Holton noted that Star and Nampa must be held on the same day. Logistically, it doesn't seem possible in the current time frame allotted. The Board agrees that they are requesting staff research possible dates to do a continuance for Star and Nampa, and they will gather this information and council the Board at the hearing this afternoon. Mr. Lister noted that he would contact Star and Nampa so they wouldn't make the trip to attend the meeting. Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 10:55 AM. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES

- City of Homedale (OR2025-0008)
- City of Middleton (OR2025-0010)
- City of Star (OR2025-0014): Tabled to November 5, 2025 at 11:00 a.m.
- City of Nampa (OR2025-0011): Tabled to November 5, 2025 at 11:00 a.m.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 17, 2025

MEETING TO CONSIDER MATTER RELATED TO COUNTY ASSISTANCE

The Board met today at 1:31 PM to consider matters related to County Assistance. Present were: Commissioner Leslie Van Beek, Zach Brooks, Yvonne Baker, Code Enforcement Supervisor Eric Arthur, Director of DSD Jay Gibbons, and Deputy Clerk Diana Hoffman.

Mr. Baker presented case number 2026-02. An application for cremation assistance was received on October 9. The decedent passed September 23. Research and history of decedent was provided. Based on the research the decedent does have resources in excess of $1,000. Making the county not the payer of last resort for cremation services. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to deny the application for cremation expenses. Commissioner Brooks requested a short recess at 1:33 PM. An audio recording is on file in the Commissioners' Office.

MEETING CONSIDER MATTERS RELATED TO CODE ENFOCEMENT

The Board met today at 1:34 PM to consider matters related to Code Enforcement. Present were: Commissioner Leslie Van Beek, Zach Brooks, Code Enforcement Supervisor Eric Arthur, Director of DSD Jay Gibbons, and Deputy Clerk Diana Hoffman

Consider Certificate of Non-Compliance for 15769 Florida, Caldwell (R32845): Mr. Arthur stated this is regarding case number CDEF2024-0067 and began with a written complaint April 16, 2024. Full history and documentational proof of non-compliance communication was given. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks the motion to approve the Certificate of Non-Compliance passed unanimously.

Consider Certificate of Non-Compliance for 518 N. 44th St., Nampa (R31715): Mr. Arthur stated this is regarding case number CDEF 2024-0092 and began with a written complaint on April 7, 2024. Full history and documentational proof of non-compliance communication was given. Mr. Arthur stated DSD is requesting a Certificate of Non-Compliance be recorded on the property and they are preparing to conduct an abatement on the property once the Certificate of Non-Compliance has been recorded. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks the motion to approve the Certificate of Non-Compliance passed unanimously.

Consider Certificate of Non-Compliance for 14526 Midway Rd., Nampa (R25306): Mr. Arthur stated this is regarding case number CDEF 2025-0026, this is a proactive case the area officer found while driving in the area on March 25, 2025. Full history and documentational proof of non-compliance communication was given. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks the motion to approve the Certificate of Non-Compliance passed unanimously.

Consider Certificate of Non-Compliance for 12998 Orchard Ave., Nampa (R32812): Mr. Arthur stated this is regarding case number CDEF 2025-007, this was a proactive case that was opened internally on January 9, 2025. Full history and documentational proof of non-compliance communication was given. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks the motion to approve the Certificate of Non-Compliance passed unanimously.

Consider Certificate of Non-Compliance for 8300 Hwy 20-26, Nampa (R34173): Mr. Arthur stated this is regarding case number CDEF 2025-0056. This was a proactive internal case referred to Code Enforcement by the Assessor's Office in May 2025. Full history and documentational proof of non-compliance communication was given. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks the motion to approve the Certificate of Non-Compliance passed unanimously. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 1:49 PM. An audio recording is on file in the Commissioners' Office.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 20, 2025

No meetings were held this day.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 21, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM
The Board approved an employee status change form for:

- Rachel Holeman, Assessor's Office
- Chrissy Baerlocher, Courts
- Robert Villegas, Courts
- Alicia Gordillo, DMV
- Stephanie Nemore, PA

APPROVED CATERING PERMITS
The Board approved Idaho Liquor Catering Permits for:

- Tricycle LLC dba Eastside Tavern to be used 11/06/2025
- Serve it Up Inc dba Legends Sports Pub and Grill to be used 11/08/2025; 11/19/2025; 11/28/2025

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 22, 2025

No meetings were held this day.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 23, 2025

No meetings were held this day.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 24, 2025

No meetings were held this day.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 27, 2025

No meetings were held this day.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 28, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved an employee status change form for:

- Kimbra Asqueta, DMV
- Kimberly Walton, DMV

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- The Southern LLC dba The Southern to be used 12/06/25

MEETING TO CONSIDER MATTER RELATED TO COUNTY ASSISTANCE

The Board met today at 2:00 PM to discuss matters related to County Assistance. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, Case Manager Kellie George, and Deputy Clerk Diana Hoffman.

Ms. George presented application 2026-3 for a decedent who passed on October 15. The application for financial aid was received on October 20. Research history and discovery for the decedent were provided. Per the investigation, the decedent does not meet the County's financial aid eligibility requirements. According to Ms. George the County has not been established as the payer of last resort. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to deny request 2026-3 as presented.

Ms. George presented application 2026-4 for a decedent who passed away on September 19. The application for Canyon County financial aid was submitted to Canyon County Assistance on October 27 by the funeral chapel. Research history and discovery were provided. Based on the

Canyon County Assistance Office's investigation of possible payment resources, no additional resources were discovered, and Canyon County has been established as the payer of last resort. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve request 2026-4 as presented. Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 2:07 PM. An audio recording is on file in the Commissioners' Office.

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

The Board met today at 2:30 PM for legal staff updates and to consider multiple action items. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, COO Greg Rast, Prosecuting Attorney Chris Boyd, Chief Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Deputy PA Trent McRae, Deputy PA Zach Wesley, Director of Constituent Services Aaron Williams, Director of Parks Nichole Schwend, Assistant Director of Parks Michael Farrell, Historic Preservation Officer Chelsie Boehm, Director of DSD Jay Gibbons, Assistant Director of DSD Joshua Johnson, Planning Supervisor Dan Lister, Principal Planner Karla Nelson, Facilities Director Rick Britton, Assistant Facilities Director Carl Dille and Deputy Clerk Diana Hoffman.

Consider the Solicitation of Interest for Rural Landscape and Agricultural Resources Survey (Phase III) Consultant: Director Schwend stated that this is Phase III of the rural landscape and agricultural resource surveys throughout the county. She emphasized the importance of these surveys, especially as development continues, to ensure the County is aware of existing resources. This knowledge supports informed decision-making and meaningful discussions. Ms. Schwend provided information on the grant requirements and the purpose of the survey, which will focus on the area near Parma. The County will solicit a professional consultant to conduct the survey work. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the solicitation for interest for Rural Landscape and Agricultural Resources Survey Phase III consultants as presented.

Consider Solicitation of Bids for the FY2026 Dale Haile Detention Center Boiler Replacement Project: Director Britton stated that he is solicitating bids for new boilers for the Dale Haille Detention Center, as the current boilers are over ten (10) years old and in need of replacement. A pre-bid conference walk is scheduled for November 3, and bids are due by November 18. Mr. Britton noted key elements he will be evaluating in the submitted bids. He also mentioned that laundry has been added to the facility, increasing demand on the current system. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the solicitation of bids for the FY2026 Dale Haile Detention Center Boiler Replacement project as presented.

Consider Request for Proposals for the 2030 Comprehensive Plan Implementation Consultant Project: Mr. Gibbons stated that a drafted RFP has been prepared to engage an outside consultant to assist with implementing ordinances and prioritizing tasks related to the 2030 Comprehensive Plan. The proposal process will last 3-4 weeks before closing and review. Mr. Johnson added that this is a scoping document for the County, which will help develop a schedule and a budget for various items. This will allow prioritization in conjunction with ongoing work in administrative land divisions. He noted that having a consultant will be a significant benefit to the department. Upon a motion from Commissioner Van Beek and a second from Commissioner Brooks, the Board voted unanimously to approve the proposal for the 2023 Comprehensive Plan Implementation Consultant Project.

Consider Legal Notice Requesting Proposals for the 2030 Comprehensive Plan Implementation Consultant Project: Commissioner Holton confirmed with the Board whether they were ready to consider the legal notice. Commissioner Van Beek made a motion to approve the legal notice requesting proposals for the 2030 Comprehensive Plan Implementation Consultant Project. With a second from Commissioner Brooks, the Board voted unanimously to approve the legal notice as presented.

Consider Legal Engagement Letter with Duke Evett: Deputy PA Cramer stated that the legal engagement letter pertains to a specific litigation matter. If the Board wishes to discuss the matter itself, it should be done in executive session, however, questions about the engagement letter could be addressed in open session. Commissioner Holton clarified that this is a standard boilerplate agreement the County has used previously. Deputy PA Cramer confirmed and stated that it is for County representation. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the engagement letter as presented.

Consider City of Nampa Prosecution Services: Prosecuting Attorney Boyd stated that the signed contract has been returned by the City of Nampa, and the County looks forward to a cooperative working relationship. Commissioner Van Beek noted that this contract is based on actual work rather than a percentage increase year-over-year and includes provision for annual renewal. Commissioner Holton added that attorney rates have been adjusted statewide due to the defense attorney pay scale implemented by the state. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the contract as presented.

Commissioner Van Beek made a motion to go into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation related to correspondence response. The motion was seconded by Commissioner Brooks. Commissioner Holton conducted a roll call vote, with Commissioners Holton, Van Beek, and Brooks all voting in favor. The Board entered Executive

Session at 2:48 PM. The Executive Session concluded at 3:26 PM with no decisions being reached. Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 3:27 PM. An audio recording is on file in the Commissioners' Office.

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE OR 2025-0006 – Continued from October 15, 2025

The Board met today to consider area of impact ordinances for City of Caldwell. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, Director of Constituent Services Aaron Williams, Director of DSD Jay Gibbons, Planning Supervisor Dan Lister, Principal Planner Michelle Barron, Associate Planner Arbay Mberwa, Associate Planner Amber Lewter, Deputy PA Zach Wesley, City of Caldwell Director of Building Officials Robin Collins, City of Caldwell Engineer Hallie Hart, interested members of the general public, and Deputy Clerk Diana Hoffman.

Ms. Mberwa stated that Idaho Code § 67-6526 is the basis of today's meeting. Staff recommended approval of the proposal, including the incorporation of parcels in an updated map submitted on October 17. According to Ms. Mberwa, the City of Caldwell is requesting approval of the AOI as presented in the packet. DSD staff support this recommendation. Ms. Mberwa noted that there are five criteria required by state statue to validate the city's area of impact proposal. In addition, there are three further requirements outlined in the Code. Commissioner Brooks asked Ms. Barron if she wished to respond to some of the public testimony previously given. Ms. Barron accepted and reiterated that the opportunity to work with all ten cities in Canyon County has been the experience of lifetime, with extensive due diligence conducted by the planning staff in attendance. According to Idaho Code § 67-6526 the Board must review and approve all areas of impact by December 31, 2025. Ms. Barron provided history of the work completed by DSD. Commissioner Brooks consulted with the City of Caldwell regarding property possibly owned by Simplot Companies. Discussion followed regarding these properties and their relation to the western boundary. Commissioner Van Beek inquired about the northeast boundary near century farms and property owned by agricultural companies. She also questioned the feasibility to realistically servicing the area two miles east of Highway 20/26 at the intersection of Midland Road to the Boise River, given its current use for active agriculture production. City of Caldwell staff responded that they do have master plans for that area and are working with ITD to move forward with expansion. They also noted that a lift station is being developed on Lincoln Road to provide service to the northeast area of Caldwell. Commissioner Brooks expressed hesitation about making a decision without knowing ownership details of specific parcels, particularly those owned by Simplot Companies. Ms. Mberwa displayed a map showing all property owned by Simplot Companies. The City of Caldwell clarified that the property along the Boise River consists of larger lots, requiring a minimum lot sizes of 20,000 square feet and allowing no more than two dwelling units per acre. Commissioner Holton made a motion requesting the City of Caldwell reconsider their area of impact map based on the areas highlighted by the Board. The motion was seconded by Commissioner Brooks, and the Board voted unanimously in favor. Commissioner Holton then

made a motion to continue the matter until November 12 at 9:30 AM in the Commissioners' Meeting Room. The motion was seconded by Commissioner Brooks. Upon a roll call vote, the Board voted unanimously in favor. Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 4:09 PM. An audio recording is on file in the Commissioners' Office.

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 29, 2025

MEETING WITH OAKLAND CONSTRUTION FOR QUARTERLY UPDATE ON THE SHERIFF'S ADMINSITRATION BUIDLING CONSTRUCTION PROJECT

The Board met today with Okland Construction for a quarterly update on the Sheriff's Administration Building project. Present were: Commissioner Leslie Van Beek, Brad Holton, COO Greg Rast, Facilities Director Rick Britton, Assistant Facilities Director Carl Dille, Project Manager Desiree Brumley, Constituent Services Director Aaron Williams, Captain Harold Patchett, Additional Sherriff's Dept. Staff, Public Information Officer Joe Decker, Senior Administrative Specialist Bunny Malmin, Controller Kyle Wilmot, Jeff Hinckley with Okland, Ben Petzinger with Okland, Jim Williams with Okland, and Deputy Clerk Diana Hoffman.

As part of the quarterly update, Okland representatives gave a PowerPoint presentation to update the Board on progress of construction. The presentation reviews the following items:

- Project Milestones
- Takt Plan
- Progress Photos from 07/09/25, 07/07/25, 09/22/2025, 09/08/25, 07/21/25, 09/17/25, and 09/05/25
- 360 Photos
- Drone Views from 07/11/25, 07/21/25, 08/08/25, 08/22/25, 09/05/25, 09/19/25, and 10/04/25
- Q3 Timelapse Video
- Schedule
- Q4 Activities
- Projections:
    - Cash Flow – expected vs projected
    - Q3 Cost Report
    - Current Financial Summary
    - Beginning of Q2 GMP Balance: $19,337,149 vs. Current GMP Balance: $13,549,640

A copy of the PowerPoint presentation is on file with this day's minutes. Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to

adjourn at 9:52 AM and proceed with the tour. An audio recording is on file in the Commissioners' Office.

MEETING TO RECEVCE THE CLERK'S QUARTERLY REPORT

The Board met today to receive the Clerk's quarterly report. Present were: Commissioner Leslie Van Beek and Brad Holton, COO Greg Rast, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Canyon County Clerk Rick Hogaboam, Canyon County Treasurer Jennifer Watters, Banking & Finance Manager Melissa Tucker, Court Clerk Jess Urresti, and Deputy Clerk Diana Hoffman.

Clerk Hogaboam began by stating that, upon review of the report you will see Canyon County is meeting the statutory requirements. However, he clarified that claims for the 2025 fiscal year are still being processed. Mr. Wilmot noted that the budget remains open until Monday of next week, and additional revenue is expected to be received during that time.

Mr. Wilmot summarized his reports from the last quarter and provided projections for fiscal year 2025. The following items are justification on why budget line items may be over or significantly underutilization.

- Additional 6.5 – 9 million in revenue expected
    - This includes sales tax distribution, some operation transfers, and other receivables
- Some expenses are still outstanding
- Anticipated 91% utilization from the overall operating fund, could increase to 92%
- Some departments may show an overage in their "A" budget due to the health fund infusion
- County Fair Building: Some of the URA funds to be returned to reconcile the line item, creating an appearance of underutilization
- Parks revenue is at 73% of their expected revenue, primarily due to grant funding
- The enterprise revenue fund came in at $535,000 over budget, attributed to the fee increase that was implemented in FY25
- Emergency Management realized only 26.5% of expected revenue; some projects were delayed, and so grant funds are expected in FY26
- Some smaller "B" budgets went overutilized
- The Justice Departments "B" budget utilization was closer to 94%, as there was no Pod 6 payment in Q3, which is not reflected in the current report

Ms. Winslow noted the necessary salary transfers for FY25 have been completed. According to Controller Wilmot $1,00,000 more was received from sales tax compared to the previous fiscal year. Liquor apportionment was slightly down.

Clerk Hogaboam mentioned that Canyon County is transitioning from PowerPlan to Euna. The formatting of future reports may change with the new software, statutory requirements will continue to be met. He also noted that sales tax revenue from the state was down in the general fund, and Canyon County's distribution is based on population. Mr. Hogaboam offered to provide a final report once numbers are finalized. A workshop on the new software was discussed.

Upon a motion by Commissioner Holton, seconded by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 11:48 AM. A copy of the reports is on file with this day's minutes. An audio recording is on file in the Commissioners' Office.

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - *CONTINUED FROM OCTOBER 15, 2025 *

- City of Wilder (OR2025-0015) - Public testimony has been closed
- City of Melba (OR2025-0009) - Public testimony will be limited to modification reducing the existing proposed drawing

Action Item: The Board will consider whether to approve, deny, or table the request

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES - *CONTINUED FROM OCTOBER 16, 2025 *

- City of Middleton (OR2025-0010) - Public testimony has been closed

Action Item: The Board will consider whether to approve, deny, or table the request

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 30, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved an employee status change form for:

- Sianna Williams, CCSO
- Luis Angel, CCSO
- Justin Wright, CCSO
- Chevelle Sheperd, Dispatch
- Brookelynn Hopkins, DMV

MEETING WITH COUNTY ATTORNEYS FOR LEGAL STAFF UPDATES AND TO CONSIDER ACITON ITEMS:

The Board met today at 9:35 AM for legal staff updates and to consider multiple action items. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, COO Greg Rast, Chief Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Deputy PA Trent McRae, Deputy PA Zach Wesley,

Deputy PA Laura Keys, Canyon County Assessor Brian Stender, Juvenile Probation Supervisor Elda Catalano, Director of Constituent Services Aaron Williams, Director of DSD Jay Gibbons, Assistant Director of DSD Joshua Johnson, Canyon County Treasurer Jennifer Watters, Banking and Finance Manager Melissa Tucker, Controller Kyle Wilmot, Facilities Director Rick Britton, Project Manager Desiree Brumley, and Deputy Clerk Diana Hoffman.

Consider a Loaned Employee Agreement for Shelly Towner with the University of Idaho for the Canyon County Extension: This action item will be brought back for consideration at a later date.

Consider Treasurer's tax charge adjustments by PIN for September 2025: Treasurer Watters stated that there was a lot of activity due to the Idaho Transportation Department and accounts that transferred from mobile home accounts to land accounts for non-payment accounts. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously in favor of the adjustments.

Consider a Resolution Establishing an Investment Policy for Canyon County: Treasurer Watters expressed the need for a thorough investment policy. Banking and Finance Manager Tucker highlighted proposed changes based on rating standards, best practices, and Idaho Code. Ms. Tucker recommended implementing a review every three years. Commissioner Van Beek requested a workshop be scheduled to collaborate with legal counsel in finalizing the updated policy.

COO Rast noted that this policy update was requested during the budget review process. The Treasurer's Office has taken the lead on this so it would be released in conjunction with the new policy handbook. Commissioner Holton requested the updated document be sent for review and a workshop scheduled with a possible decision to follow.

Commissioner Holton motioned to continue this action item to a workshop, with a possible decision to be placed on the agenda by staff. The motion was seconded by Commissioner Van Beek. Upon a roll call vote, the Board voted unanimously to approve the motion.

Consider a Resolution Classifying Records of the Canyon County Treasurer and Authorizing the Destruction of Certain Files/Records: Treasurer Watters stated that during a recent cleanup, several boxes of outdated documents were found in the vault. She requested authorization to destroy records that are no longer valid. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve this action item.

Consider Signing a Resolution Authorizing the Inclusion of Certain Charges Other Than Property Taxes, on Tax Notices: Treasurer Watters noted this is an annual meeting with all the cities to add taxes for non-payment. Fees were discussed. Upon a motion by Commissioner Holton and a

second by Commissioner Van Beek, the Board voted unanimously to continue this action item until Tuesday, November 4 at 9:30 AM.

Consider a Resolution Authorizing the Transfer of Funds to the Juvenile Detention Center: Ms. Catalano explained that this is an annual request to transfer budgeted funds. This year, there were some changes, and the resolution formalized the transfer. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution.

Consider a Resolution Authorizing Quitclaim Deeds to Memorialize a Lot Adjustment on County Owned Parcels: Director Britton informed the Board that this is to memorialize lot adjustments to provide a buffer around the property and accommodate utility easement. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution as presented. Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to authorize their signatures on all three (3) separate deeds.

Consider Signing a Resolution Authorizing the Transfer of Funds for Reimbursement of Professional Services Provided to Canyon County Solid Waste: COO Rast noted that this is the 20% transfer admin fee for services provided to the landfill enterprise fund, this is authorization for that. This year we are doing it slightly differently, where it will now come from the Board, as the Board is who sets those fees. Conversations were had about the excellent department management that Canyon County Landfill has. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the resolution as presented.

Open Proposals for the Animal Shelter Services Project - Selection Process Begins: Ms. Keys read in the record the two (2) received proposals:

- Copper Quill Haven Inc. – Received October 29 at 10:05 AM
- West Valley Humane Society – Received October 29 at 12:04 PM

Commissioner Holton stated that an advisory committee, composed of a Canyon County representative and appointed members from the City of Caldwell and the City of Nampa, will review the proposals for services. The criteria and expectations for the proposals were discussed.

Ms. Keys reiterated for the record that this request is for an organization to operate the shelter, not to provide animal control services. Commissioner Holton requested staff post the RFP to clarify what is being requested in the proposal. Upon a motion from Commissioner Holton and a second from Commissioner Van Beek, the Board voted unanimously to accept the proposals received and refer them to the subcommittee for analysis and recommendation back to the Board.

The Board agreed unanimously to delay the consideration of the alcoholic beverage license until after the executive session.

EXECUTIVE SESSION: PURSUANT TO IDAHO CODE § 74-206(1)(D) AND (F) REGARDING RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION:

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into executive session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The Session included discussion related to the Assessor's Office, updates on open and pending legal matters, and matters involving the Health District and Canyon County Development Services began at 10: 17 AM and concluded at 11:39 AM, with no decisions made.

Consider a resolution granting a changed alcoholic beverage license to HarWest Group LLC dba The Syringa Lounge/Black Pine Saloon: Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to approve the license.

Consider Resolution Granting a New Alcoholic Beverage License for Vape Strong LLC dba Vape: Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to approve the license.

Consider Resolution Granting a New Alcoholic Beverage License for Gem 73 LLC dba Gem 73 Winery: Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to approve the license.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to adjourn at 11:44 AM. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES

- City of Parma (OR2025-0013)
- City of Notus (OR2025-0012)
- City of Greenleaf (OR2025-0007)

Action Item: The Board will consider whether to approve, deny, or table the request

OCTOBER 2025 TERM
CALDWELL, IDAHO OCTOBER 31, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Red Top Market LLC to be used 11/8/25

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Becky Snow, Clerk of the Court
- Shondell Urizar, Clerk of the Court
- William “Garrett” Kaufer, CCSO
- Braden Graham, CCSO
- Isaac Hodges, CCSO
- Jessie L. McMillan, Fleet
- Christine Ferguson, Clerk of the Court
- Dani Palmer, Juvenile Probation
- Jaileen Arevalo, Juvenile Probation
- Henry Gomez, CCSO
- Scott Hitt, CCSO
- Edward Hofkins, CCSO
- John Khamisi, CCSO
- Andy Kiehl, CCSO
- Adam Plugge, CCSO
- Michael Rusetos, CCSO
- Gerald Smith, CCSO
- Charles Chaloupsky, CCSO
- Brett Andersen, CCSO
- Margaret Ann Linsky, CCSO

Facilities Update for Pond Lane Project - Women's Facility

THE MINUTES OF THE FISCAL TERM OF OCTOBER 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 3, 2025

No meetings were held this day.

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 4, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Daniel Carrero, Misdemeanor Probation
- Colton Daugherty-Fredrickson, Assessor – Reappraisal

MEETING TO CONSIDER MATTER RELATED TO COUNTY ASSISTANCE

The Board met today to discuss matters related to County Assistance. Present were: Commissioner Leslie Van Beek Brad Holton and Zach Brooks, Director of County Assistance Yvonne Baker, and Deputy Clerk Diana Hoffman.

Ms. Baker presented Case No. 2019-477. This case had never received payment. At this time, the applicant's home has been sold, and full payment is now being received. Ms. Baker requested the release of the lien. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the lien being released. Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 9:19 AM.

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

The Board met today at 9:31 AM for legal staff updates and to consider multiple action items. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, COO Greg Rast, Chief Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Deputy PA Trent McRae, Deputy PA Zach Wesley, Canyon County Treasurer Jennifer Watters, Banking and Finance Manager Melissa Tucker, Landfill Director David Loper, and Deputy Clerk Diana Hoffman.

Consider a Resolution Authorizing the Inclusion of Certain Charges Other Than Property Taxes, on Tax Notices: Mr. McRae stated that there were some changes to the attachments, as well as additional documents included. Ms. Watters made note the fees that would be associated with this resolution. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution as presented.

Commissioner Holton asked COO Rast to add this discussion on fees to be added to the list of ongoing items.

Consider a Resolution Renewing Appointed Members to the Solid Waste Advisory Committee (SWAC) - ~~David Murray~~, Russ Shroll, Hubert Osborne, and Tom Points, Mark Christiansen: *AMENDED: Deputy Prosecuting Attorney Wagner requested this item be moved to the bottom of the agenda, due to a correction. The Board agreed unanimously to consider this resolution last.

Mr. Wagner asked the Board to amend the agenda, as one of the members was listed incorrectly. He stated that David Murray will not be returning, and they would like to appoint Mark Christiansen, per Mr. Loper's recommendation. This is a seven-member committee. Mr. Christiansen will take the seat for City of Middleton. The terms are staggered and renewed every two years. Upon a motion by Commissioner Brroks and a second by Commissioner Holton, the Board voted unanimously to amend the agenda to remove the name David Murry and replace it with Mark Christiansen. Upon a roll call vote, the Board voted unanimously to approve the amendment to the agenda. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the amended resolution.

Consider a Resolution Consenting to the Sale of Surplus County Property: Mr. Loper stated that they are looking to sale the 2010 John Deere Grader. The FY2026 budget includes funds to purchase a new grader. The engine has failed, and John Deer is offering a buy-back, as-is, for $25,000. Mr. Loper recommends selling the grader as-is at a reduced price. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the resolution as presented.

Consider Resolution Classifying Records of the Canyon County Prosecuting Attorney's Office and Authorizing the Imaging and/or Destruction of Certain Civil Case Files/Records: Commissioner Holton stated that all three resolutions would be considered together. Per Deputy Prosecuting Attorney Cramer, these resolutions use standard boilerplate language that meets or exceeds the Idaho Code requirements. Upon a motion Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve all three resolutions.

Consider Resolution Classifying Records of the Canyon County Prosecuting Attorney's Office and Authorizing the Destruction of Certain Juvenile Case Files/Records: Upon a motion Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve all three resolutions.

Consider a Resolution Classifying Records of the Canyon County Prosecuting Attorney's Office and Authorizing the Destruction of Certain Criminal Case Files/Records: Upon a motion Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve all three resolutions.

Upon a motion made at 9:54 AM by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting. An audio recording is on file in the Commissioners' Office.

MEETING TO DISCUSS THE JAIL INSPECTION FORM PRECEDING THE QUARTERLY JAIL INSPECTION

The Board met today to discuss matters related to the jail inspection form. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, Chief Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Chief Deputy Doug Hart, Lieutenant Travis Engle.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation, specifically to discuss tort claim forms. After a roll call vote by Commissioner Holton, the Board voted unanimously to approve the motion at 10:01 AM. The Executive Session concluded at 11:05 AM with no decisions being made. Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn and move onto the jail inspection at 11:06 AM. An audio recording is on file in the Commissioners' Office.

QUARTERLY JAIL INSPECTION

PUBLIC HEARING TO CONSIDER A REQUEST BY DESCHUTES INVESTMENTS, LLC FOR A CONDITIONAL REZONE, CASE NO. CR2025-0005

- Action Item: The Board will consider whether to approve, deny, or table the request

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 5, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Jacqlynn Gonzales, Courts

CONDUCT SURPLUS PROPERTY AUCTION/TAX DEED SALE

PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES

- City of Star (OR2025-0014)
- City of Nampa (OR2025-0011)

Action Item: The Board will consider whether to approve, deny, or table each request

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 6, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Audrey Pearson, Facilities
- Ethan Ault, CCSO

MINISTERIAL: FILE INTO THE MINUTES THE TREASURER'S YEARLY REPORT, QUARTERLY REPORT, AND MONTHLY REPORT FOR SEPTEMBER

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

The Board met today at 9:33 AM for legal staff update and to consider multiple action items. Present were: Commissioners Leslie Van Bee, Brad Holton, Zach Brooks, COO Greg Rast, Chief Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Deputy PA Zach Wsley, UI District Director Joey Puetz, Office Coordinator Shelly Towner, Chief Deputy Doug Hart, HR Director Marty Danner, Director of Trial Courts Benita Miller, Jury Commissioner Christina Jeffes, Office Manager Jennifer Almeda, and Deputy Clerk Diana Hoffman.

Consider a Loaned Employee Agreement for Shelly Towner with the University of Idaho for the Canyon County Extension: Deputy PA Wesley stated this is the same agreement with updated university office staff changes. Commissioners and UI District Director discussed the strong relationship between Canyon County and UI Extension. District Director Puetz also provided information on the resources Extension can offer to Canyon County. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the agreement as presented.

Consider Application for Lengthy Trial Reimbursement: Commissioner Jeffes provided a summary of the Idaho Code § 2-222 and the purpose of the application. Chief Deputy Bazzoli confirmed that the application has been reviewed by legal. The statute requires the Board to submit a signed request for reimbursement. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the application.

Consider Resolution of the Development Services Department and Authorizing Destruction of Certain Files/Records: Commissioner Holton confirmed with legal that this is the standard boilerplate resolution. Deputy PA Wesley clarified that it is. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution as presented.

Consider Agreement Regarding Personnel Matter: Deputy PA Cramer presented the Board with a signature page for a separation severance, and release agreement. Mr. Cramer noted that he had copies of the full agreement, but it would not be disclosable to the public. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(b) and (f), regarding personnel matters and to communicate with legal counsel regarding pending or imminently likely litigation, specifically to review the clauses within the separation severance, and release agreement, at 9:44

AM. The Executive Session concluded at 9:52 AM with no decisions being made. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to sign the agreement regarding this personnel matter with the funds coming from the respective office or department.

COO Rast requested an Executive Session to discuss County financial accounts and authority.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(f) to communicate with legal counsel regarding pending or imminently likely litigation at 9:54 AM. The Executive Session concluded at 10:30 AM with no decisions being made.

Consider Resolution Granting a New Alcoholic beverage License for G & G Investment Idaho, LLLP dba Bud's: Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to approve the alcoholic beverage license.

Consider Resolution Granting a New Alcoholic beverage License for County Line Wine Company LLC, dba County Line Wine Company: Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to approve the alcoholic beverage license.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 10:32 AM.

DSD GENERAL BUSINESS

Consider the FCOs and modified development agreement for Alyson Meadows Subdivision, Case no. RZ2021-0047-MOD: Ms. Barron gave a brief history of the Alyson Meadows Subdivision. Commissioner Van Beek requested continued conversation with Cities to coordinate development. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to sign the FCOs and Modification of Development Agreement for Alyson Meadows, Case No. RZ2021-0047. Upon the motion by Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to sign the FCOs for Case No. SD2021-0039 as presented.

General Business: Assistant Director Johnson stated that he has had discussion with the health district, which would like to see development applications modified to require a record of a pre-development meeting with the health district. Mr. Johnson noted that other agencies would also prefer this process. This would provide a more complete application for the County Planner to review from the beginning stages. The application processes and the value of a pre-development meeting were discussed. Mr. Lister stated that DSD would like to brainstorm some application modifications and return to the Board at a later date for further discussion.

Mr. Johnson has provided the Board with a flowchart showing the subdivision processes once a final plat is signed. He said that, based on public feedback, there was a request to explain how a parcel number and address are created. Those steps include:

- The Assessor's Office Creates parcel numbers
- The GIS division creates addresses
- Emergency services review the address number (final step)

The Canyon County Assessor provided an additional handout.

Mr. King noted that their office processes applications as they are received, with a typical turnaround time of 2-3 weeks.

Mr. Stender mentioned the number of applications their department processed for the County and cities within the County. In 2024, there were approximately 2,700 new subdivision parcels. This year, there have been 3,100 new parcels. The possibility of shared software between departments – or the lack thereof – was discussed. Commissioner Holton recommended that, somehow and in some way, there needs to be a single reviewer of land divisions and lot splits. Discussion was had about land divisions and lot splits. Canyon County Assessor stated there are approximately 30,000 rural parcels.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 11:30 AM to proceed to the Elections Office to canvass the votes.

CANVASS THE NOVEMBER 4, 2025 GENERAL ELECTION
Location: Canyon County Elections Office - 5815 Graye Ln., Caldwell, ID 83607

PUBLIC HEARING TO CONSIDER A REQUEST BY BEST INVESTMENTS, LLC APPEALING A DIRECTOR'S DECISION, CASE NOS. AD2025-0046-APL, AD2025-0047-APL, AD2025-0048-APL, AD2025-0049-APL, AND RD2025-0008-APL

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 7, 2025

MEETING TO CONSIDER LIENS AND A LIEN RELEASE FOR THE FOLLOWING PROPERTIES
Liens:

- Consider a notice of lien for property located 20929 Tucker Rd., Greenleaf, ID 83626 (Parcel no. R3627401200)
- Consider a notice of lien for property located at 0 Rim Rd., Nampa, ID 83686 (Parcel no. R30101011C0)
- Consider a notice of lien for property located at 5620 Stamm Lane, Nampa, ID 83687 (Parcel no. R2298801000)
- Consider a notice of lien for property located at 0 S Kelsie Lane, Nampa, ID 83686 (Parcel no. R2940501000)

Lien Release:

- Consider a release of lien for property located at 7108 Southern Vista Ct. Star, ID 83606 (Parcel no. R3381112300)

ACTION ITEM: CONSIDER THE FINAL PLAT FOR JACK'S PLACE NO. 2 - SD2025-0009

ACTION ITEM: CONSIDER THE FCOS FOR CALLISTER, LLC, CASE NO. CR2022-0025 CONDITIONAL REZONE

EXECUTIVE SESSION PURSUANT TO IDAHO CODE § 74-206 (1)(D) AND (F) REGARDING RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 10, 2025

No meetings were held this day.

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 12, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Karah Fullerton, Courts
- Karina V. Ramirez, Trial Courts

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE

- City of Caldwell (OR2025-0006) - Public testimony has been closed

Action Item: The Board will consider whether to approve, deny, or table the request

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE

- City of Melba (OR2025-0009) - Public testimony will be limited to modification reducing the existing proposed drawing

Action Item: The Board will consider whether to approve, deny, or table the request

PUBLIC HEARING TO CONSIDER A REQUEST BY ERIC AND SARA HIBBARD FOR A CONDITIONAL REZONE FROM AN “A” ZONE TO A “CR-RR” ZONE AND A COMPREHENSIVE PLAN MAP AMENDMENT FROM “A” TO “RR”, CASE NOS. CR2023-0013 AND OR2025-0016

EXECUTIVE SESSION PURSUANT TO IDAHO CODE 74-206(1)(D) AND (F) REGARDING RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING/IMMINENTLY LIKELY LITIGATION

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 13, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Bradley Julian, Fleet
- Alison Dennis, Assessor's Office

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Craft Lounge LLC dba Craft Lounge to be used 11/22/2025

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

The Board met today at 9:34 AM for legal staff update and to consider action items. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, COO Greg Rast, Chief Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Deputy PA Laura Keys, Deputy PA Zach Wesley, Controller Kyle Wilmot, Director of Constituent Services Aaron Williams, other interested members of the public, and Deputy Clerk Diana Hoffman.

Consider agreement with Forte: Deputy PA Cramer stated that this contract is for microphone installation in the fair building. Per COO Rast, this project was discussed during budget season. Work was done to renegotiate the annual contract for this anticipated instillation in the Center at the Fair. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the contract.

Consider Notice of Intent to Award Contract for the Animal Shelter Services Project: Director Williams noted that he intended to make an announcement today; however, he is looking at moving it to December 2 or 4 due to scheduling conflicts. Committee members listed. After a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to leave the date flexible for staff to schedule the presentation in the coming weeks. An announcement will be made on the agenda indicating whether the decision will be set for December 4th or December 8th, depending on timing, depending on timing.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(b)(d) and (f) regarding personnel matters, regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation, specifically to

discuss personnel matters at 9:40 AM. After a roll call vote by Commissioner Holton, the Board voted unanimously to approve the motion. The Executive Session concluded at 10:24 AM with no decisions being made. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 10:24 AM. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:35 AM for DSD general business meeting. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, COO Greg Rast, Deputy PA Laura Keys, Deputy PA Zach Wesley, Planning Supervisor Dan Lister, Director of Development Services Jay Gibbons, Assistant DSD Director Joshua Johnson, and Deputy Clerk Diana Hoffman.

Mr. Johnson will provide a statistical overview of the month, along with two handouts:

- 10 AOI applications received
- 36 entitlement verification requests
- Administrative land divisions: $23,000 ahead of last year
- Planning applications: approximately $123,000 ahead of last year
- New single-family residence: 65 more than last year
- Floodplain development: slightly lower than last year
- Building revenue: approximately $321,000 over last year
- Code enforcement cases: approximately 200
- Year-over-year revenue comparison: up about $444,000 from this time last year
- Currently seeking an associate planner, the position will be advertised soon

Mr. Johnson noted that the overall trend since 2015 shows revenue is increasing, but expenses are also rising, and the department is not currently breaking even.

There was discussion about code enforcement, their caseload, and processes. Mr. Johnson shared that in admin land divisions, they have begun tackling non-viable cases. He also mentioned contacting areal spray companies to coordinate efforts. Mr. Johnson stated he would like to hold a workshop on code enforcement before the end of the year.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation, specifically to discuss land use. After a roll call vote by Commissioner Holton, the Board voted unanimously to approve the motion at 10:56 AM. The Executive Session concluded at 11:48 AM with no decisions being made. Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn and move onto the jail inspection at 11:48 AM. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY WILLIAM AND GENA WERHANE FOR A CONDITIONAL REZONE TO AMEND THE COUNTY ZONING MAP FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-C-1" (CONDITIONAL REZONE – NEIGHBORHOOD COMMERCIAL) ZONE; CASE NO. CR2022-0031

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE

- City of Parma (OR2025-0013) – Public testimony limited to the northern boundary incorporating the University of Idaho facilities parcels - approved

Action Item: The Board will consider whether to approve, deny, or table each request

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 14, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Amy Purvis, CCSO Dispatch
- Rebekah Capistran, CCSO

WORKSHOP ON THE ALCOHOLIC BEVERAGE CATERING PERMIT, APPLICATION, AND ORDINANCE

ACTION ITEM: CONSIDER FCOS FOR DESCHUTES INVESTMENTS, CR2025-0005.

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 17, 2025

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE

- City of Middleton (OR2025-0010) - Public testimony has been closed

Action Item: The Board will consider whether to approve, deny, or table the request

UPDATE MEETING WITH THE SHERIFF'S OFFICE

The Board met today at 1:34 PM for an update from the Sheriff's Office on the Emergency Preparedness Team and civil fees. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, COO Greg Rast, Captain Ray Talbot, Chief Doug Hart, Emergency Manager Christine Wendelsdorf, Lieutenant Doug Gately, Lieutenant Martin Flores, Deputy PA Ben Cramer, Director Constituent Services Aaron Williams, Controller Kyle Wilmot, Deputy Clerk Diana Hoffman.

Chief Talbot noted that the Board has been very involved in the development of Emergency Management Program development and plans. This meeting serves as an update and summary of achievements to date. Additionally, an update on civil fees and related analysis was provided. A PowerPoint presentation accompanied the discussion:

- Plan for the 2024 EMPG Grant
    - 2024 Emergency Management Performance Grant (EMPG) Expenses: The budget needs to be adjusted. Grant total: $83,838.19. A reimbursement of $41,919 will be received. The grant amount may be reduced if not fully utilized
    - The grant extends beyond FY2026, allowing there to not be a full expense in FY2026. Future grants will align with the budget beginning in FY2027
- Emergency Operation Plan (EOP)
    - Planning partner meetings have been completed
    - A draft version is complete; currently reviewing the second draft
    - Working with GIS to add maps and links
    - Midway through reviewing the second draft to ensure all corrections are made
        - Chief Hart noted that the plan meets the highest standards for a working document
        - Ms. Wendelsdorf stated that Canyon County is the first in the state of Idaho to implement FEMA's new lifelines
- IMT Update (Incident Management Team)
    - All position-specific classes have been completed
        - A full-scale exercise was conducted at the end of June
    - Currently working on several planned events within the County
    - Efforts are underway to bring more training events
    - Participating Agencies:
        - CCSO
        - Caldwell Police
        - Caldwell Fire
        - Nampa Fire
        - Nampa Police
        - Parma Police
        - Canyon County Paramedics
        - Idaho State Police
    - First all hazard team in Idaho:
        - The Canyon Conty Incident Management Team deployed to the Sunset Fire in Athol, ID
    - Future Goals:
        - Bring in additional training and exercises
        - Continue supporting planned events to strengthen the team
        - Serve as a resource for the State of Idaho during emergencies
- 2024 Civil Software Purchase
    - The new software purchase, approved for FY2024, went live in August 2024
    - It has eliminated the backlog of garnishments and significantly reduced staff overtime

    - Customers now receive faster and more accurate service
- Civil Fees
    - FY2025 is the first full year using the adjusted fees – revenues are $300,000 over budget
    - Current fees are sufficient to cover the cost of services provided
    - In compliance with Idaho Code § 11-729
        - No fee increase is recommended at this time; fees will be reviewed again for FY2026

Upon a motion by Commission Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 2:12 PM. An audio recording is on file in the Commissioners' Office.

MEETING TO REVIEW ANNUAL COUNTY JUVENILE JUSTICE REPORT

The Board met today at 2:34 PM with Juvenile Probation to review the annual County Juvenile Justice Report. Present were Commission Leslie Van Beek, Brad Holton, Zach Brooks, Director of Juvenile Probation Elda Catalano, Assistant Juvenile Probation Director Jose Orozco, and Deputy Clerk Diana Hoffman.

Director Catalano stated that this is the time of year when her department is required to report to the Idaho Department of Juvenile Corrections the work they have done and the numbers they have managed in Juvenile Probation.

Assistant Director Orozco explained that this report is a one-day snapshot from September 30, as well as annual reporting for those placed on diversion and those placed on informal probation. Mr. Orozco provided a review of the included report.

Commissioner Holton inquired whether Opioid Settlement funds could be used to help prevent juveniles from progressing further into incarceration. According to Ms. Catalano, the Idaho Department of Juvenile Corrections has been very generous and has made funding available to address substance abuse. They have begun testing offenders for fentanyl, and the results have been low. Ms. Catalano also noted that a key difference in this year's report compared to previous year's report compared to previous years is that restitution is no longer required to be reported.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to authorize Chairman Holton to sign and accept the report as presented. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 2:47 PM

EXECUTIVE SESSION PURSUANT TO IDAHO CODE § 74-206 (1)(D) AND (F) REGARDING RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

The Board met today for an Executive Session regarding Transfer Stations in Canyon County. Present were: Commissioner Leslie Van Beek, Brad Holton, Zach Brooks, COO Greg Rast, Landfill Director David Loper, Deputy Landfill Director Daniel Pecunia, Chief Deputy PA Aaron Bazzoli, and Deputy Clerk Diana Hoffman.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f), regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The session, which included discussion related to Transfer Stations in Canyon County, began at 3: 03 PM and concluded at 4:15 PM. No decisions were made. Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 4:16 PM. An audio recording is on file in the Commissioner's Office.

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 18, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Madison Thomas, Prosecuting Attorney's Office
- Kristina Anderson, Prosecuting Attorney's Office

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

- Action Item: Consider Law Enforcement Mutual Assistance Compact Agreement
- Action Item: Consider Notice of Cooperative Purchase of 2026 Kenworth T880 Roll off Truck Chassis
- Action Item: Consider Invitation for Bids for the Landfill Shop Addition Project
- Action Item: Consider Legal Notice for the Landfill Shop Addition Project
- Action Item: Open Bids for the FY2026 Dale Haile Detention Center Boiler Replacement Project

MEETING TO CONSIDER ACTION ITEM:

- Action Item: Consider a resolution granting a refund to Matt Wilke/White Barn Real Estate - Case No. AD2025-0119

PUBLIC HEARING TO CONSIDER A REQUEST OF A PRELIMINARY PLAT FOR GILBERT SUBDIVISION; CASE NO. SD2024-0011

- Action Item: The Board will consider whether to approve, deny or table the request

NOVEMBER 2025 TERM

CALDWELL, IDAHO NOVEMBER 19, 2025

ACTION ITEM: CONSIDER ADOPTION DAY PROCLAMATION

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCES

- City of Star (OR2025-0014) - Continued from November 5, 2025; Public testimony remains open
- City of Nampa (OR2025-0011)- Continued from November 5, 2025; Public testimony remains open

Action Item: The Board will consider whether to approve, deny, or table each request

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 20, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS
The Board approved employee status change forms for:

- Koalden Moore, Weed & Pest Control

APPROVED CATERING PERMITS
The Board approved Idaho Liquor Catering Permits for:

- Raising Our Bar LLC, dba Raising Our Bar to be used 12/05/2025; 12/06/2025; 12/09/2025; 12/11/2025; 12/12/2025; 12/20/2025

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

- Action Item: Consider Notice of Intent to Award Contract for the FY2026 Dale Haile Detention Center Boiler Replacement Project - *No action taken
- Action Item: Consider Addendum No. 1 to the 2030 Comprehensive Plan Implementation Consultant Project - *Continued to legal staff on Tuesday for additional revisions
- Action item: Consider FFY26 Office of Highway Safety TEGPA Agreement.
- Action item: Consider agreement with Thomson Reuters for Westlaw
- *CANCELLED - Action Item: Consider Notice of Intent to Award Contract with Consultant for the Rural Landscape and Agricultural Resources Survey (Phase III)
- Action Item: Consider Historic Preservation Support Award Agreement for the Snake River Canyon Scenic Byway (Sign Project)
- Action Item: Consider Historic Preservation Support Award Agreement for the Snake River Canyon Scenic Byway (Audio Tour)
- Action Item: Consider Historic Preservation Support Award Agreement for the Idaho PEO Chapter House (Dining Room Renovation)

- Action Item: Consider Historic Preservation Support Award Agreement for the Historical Society of Middleton (Interpretive Sign for Trolley Station Grounds)
- Action Item: Consider Historic Preservation Support Award Agreement for the Melba Valley Historical Society (Interpretive Panels)
- Action Item: Consider Historic Preservation Support Award Agreement for Preservation Idaho (Due Diligence Survey Parma Library)
- Action Item: Consider Historic Preservation Support Award Agreement for Preservation Idaho (National Register Nomination Parma Library)

DSD GENERAL BUSINESS AND TO CONSIDER ACTION ITEMS:

- Action Item: Consider release of certificate of non-compliance for property located at 9045 & 0 Owyhee, Nampa (R25979 & 25978) CDEF2021-0114

- Action Item: Consider a certificate of non-compliance for property located at 20135 Linda Ln, Caldwell (R27215011) CDEF2024-0271
- Action Item: Consider a certificate of non-compliance for property located at 16964 Sand Hollow, Caldwell (R24353) CDEF2025-0237

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

- Action Item: Consider approval/denial of indigent decisions and signing of liens

MEETING TO UPDATE ON 2025 PROPERTY TAX REDUCTION (PTR)

- Update on certified levy rates

PUBLIC HEARING TO CONSIDER A REQUEST BY KM ENGINEERING, LLP FOR A PRELIMINARY PLAT FOR EASY FLYER SUBDIVISION, CASE NO. SD2025-0004

- Action Item: The Board will consider whether to approve, deny or table the request

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 21, 2025

ADOPTION DAY 2025 CEREMONY
Location: Admin building public meeting room

*Although a Board majority may attend and participate, this is not a Commissioner meeting. There will be no motions, action items, or Board direction entertained or given.

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 24, 2025

TREASURE VALLEY PARTNERSHIP MEETING

Location: Idaho Hispanic Community Center (315 Stampede Dr, Nampa, ID 83687)
*Although a Board majority may attend and participate, this is not a Commissioner meeting. There will be no motions, action items, or Board direction entertained or given.

CONTINUED PUBLIC HEARING TO CONSIDER AREA OF IMPACT ORDINANCE

- City of Middleton (OR2025-0010) - Public testimony has been closed

Action Item: The Board will consider whether to approve, deny, or table the request

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 25, 2025

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

- Consider a Resolution Appointing Successor Trustee to the Board of Health Trustees
- Consider Addendum No. 1 to the 2030 Comprehensive Plan Implementation Consultant Project
- Consider Notice of Public Auction - Surplus Fleet Vehicles
- Consider a Resolution Designating Surplus Property with Nominal Value and Authorizing the Destruction of Canyon County Information Technology Department Equipment
- Consider a Resolution Granting Certain Property of Nominal Value to Computers for Kids, Inc.
- Consider a resolution granting a new alcoholic beverage license to Redfort ID LLC, dba Red Fort Cuisine of India

MEETING TO CONSIDER MATTERS RELATED TO DEVELOPMENT SERVICES

- Consider FCOs for Gilbert Subdivision, Case No. SD2024-0011
- Consider a Resolution for Fee Modification Request for Matt Wilke – OR2025-0016
- Consider a Resolution for Fee Waiver Request for Kenneth Jorgensen and Joyce Jorgensen – RD2025-0019
- Consider a Resolution for Fee Waiver Request for Highway District No. 4 - CU2025-0030

MEETING TO CONSIDER MATTERS RELATED TO CODE ENFORCEMENT

- Consider the release of certificate of non-compliance for property located at 23743 Viking Lane, Wilder (Parcel No. R33438010A)
- Consider abatement of property located at 13516 Chrisholm Rd

NOVEMBER 2025 TERM
CALDWELL, IDAHO NOVEMBER 26, 2025

THE MINUTES OF THE FISCAL TERM OF NOVEMBER 2025 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 _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____
Commissioner Leslie Van Beek

_____
Commissioner Brad Holton

_____
Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk