

JULY 2020 TERM  
CALDWELL, IDAHO JULY 1, 2020

PRESENT: Commissioner Pam White, Chair  
Commissioner Tom Dale, Vice Chairman  
Commissioner Leslie Van Beek  
Deputy Clerk Jenen Ross

APPROVED CLAIMS ORDER NO. 7/10/20

The Board of Commissioners approved payment of County claims in the amount of \$208,710.48 for accounts payable.

APPROVED PURCHASE ORDER

The Board approved the following purchase order:

- JB's Roofing in the amount of \$2,957.00 for the Facilities Department

MEETING TO DISCUSS FY2021 PRELIMINARY BUDGET REQUEST FOR CALDWELL VETERANS COUNCIL

The Board met today at 9:02 a.m. to discuss the Fiscal Year 2021 preliminary budget request for Caldwell Veterans Council. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Terry Harrell, Randy Jansen, Dale Picksly, Kelly Powell, Dennis Carter, Trina Harrell and Jeff Davis for the Caldwell Veterans Council and Deputy Clerk Jenen Ross. Mr. Jensen spoke about the history of the veterans' hall, groups that make use of the hall, gave statistics of benefits the Veteran Service Officer has been able to assist with, the programs and services they offer and accomplishments over the past several months. This year the organization is requesting \$32,000 in county funding. No Board action was required or taken as the meeting was held for informational purposes only. The meeting concluded at 9:34 a.m. An audio recording is on file in the Commissioners' Office.

MEETING TO DISCUSS FY2021 PRELIMINARY BUDGET REQUEST FOR WEST VALLEY HUMANE SOCIETY

The Board met today at 9:35 a.m. to discuss the Fiscal Year 2021 preliminary budget request for West Valley Humane Society. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Karly Cantrell for WVHS via Webex, Facilities Director Paul Navarro and Deputy Clerk Jenen Ross. Ms. Cantrell reviewed 2019 shelter numbers and achievements and spoke about fundraising and available grants. Discussion was had

about the need for a new roof and Director Navarro said he would gather numbers showing the utility cost savings of a new roof vs. the current canvas roof. This year the organization is requesting \$200,000 in county funding. No Board action was required or taken as the meeting was held for informational purposes only. The meeting concluded at 9:54 a.m. An audio recording is on file in the Commissioners' Office.

#### MEETING TO DISCUSS FY2021 PRELIMINARY BUDGET REQUEST FOR VALLEY REGIONAL TRANSIT

The Board met today at 9:54 a.m. to discuss the Fiscal Year 2021 preliminary budget request for Valley Regional Transit. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Kelli Badesheim for VRT via Webex, Stephen Hunt with VRT via Webex joined at 10:14 a.m., other call-in user via Webex and Deputy Clerk Jenen Ross. Ms. Badesheim gave a review of accomplishments for 2019/2020. This year the organization is requesting \$39,000 in county funding. No Board action was required or taken as the meeting was held for information purposes only. The meeting concluded at 10:20 a.m. An audio recording is on file in the Commissioners' Office.

#### MEETING WITH ALEX ADAMS REGARDING THE CARES PROPERTY TAX RELIEF FUNDS

The Board met today at 1:31 p.m. with Alex Adams regarding the CARES Property Tax Relief Funds. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Treasurer Tracie Lloyd, Assessor Brian Stender, Sr. System Analyst Steve Onofrei, Chief Deputy Sheriff Marv Dashiell, Alex Adams and Bobbi Jo Meulman with Governor Little's office, Other interested parties and Deputy Clerk Jenen Ross. Via Webex: Chelsea Wilson, Rachel Spacek, Chief Deputy P.A. Sam Laugheed and other call-in users. Mr. Adams reviewed the CARES Act, how it came to the state, how Governor Little wants to see it allocated and the intention of the program. Discussion ensued about the program and how the funds will be allocated amongst the municipalities who choose to participate. Treasurer Lloyd spoke about concerns and logistical issues Treasurers are facing with this program and that they are still trying to work thru the issues to find a solution. The due date to participate is July 17<sup>th</sup> and municipalities would have an answer about the pro rata rate by July 24<sup>th</sup>. The meeting concluded at 2:24 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM

CALDWELL, IDAHO JULY 2, 2020

PRESENT:

Commissioner Tom Dale, Vice Chairman

Commissioner Leslie Van Beek  
Deputy Clerk Jenen Ross

ABSENT: Commissioner Pam White, Chair

#### APPROVED LIQUOR CATERING PERMIT

The Board approved a liquor catering permit for Shewil, LLC dba Slick's Bar for use on July 25, 2020 at Broadside Harbor.

#### APPROVED CLAIMS ORDER NO. 7/10/20

The Board of Commissioners approved payment of County claims in the amount of \$5,439.24 and \$4,805.00 for accounts payable.

#### MEETING TO CONSIDER INDIGENT DECISIONS AND MATTERS

The Board met today at 8:46 a.m. to consider indigent decisions and matters. Present were: Commissioners Tom Dale and Leslie Van Beek, Director of Indigent Services Yvonne Baker, Case Manager Terri Salisbury, Deputy P.A. Zach Wesley, Deputy P.A. Tyler Powers and Deputy Clerk Jenen Ross.

Case nos. 2020-0806 and 2020-0804 do not meet the eligibility criteria for county assistance. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to issue initial denials with written decisions within 30 days. Liens were presented for Board signatures.

Case nos. 2020-303, 2020-453 and 2020-423 meet the eligibility criteria for county assistance. Commissioner Van Beek made a motion to issue final approval with a written decision to be issued within 30 days on the cases as read into the record. The motion was seconded by Commissioner Dale and carried unanimously.

Commissioner Van Beek made a motion to issue final denials with written decisions within 30 days on case nos. 2020-309 and 2020-380. The motion was seconded by Commissioner Dale and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to continue case nos. 2020-391 and 2020-328 to August 13, 2020.

The meeting concluded at 8:49 a.m. An audio recording is on file in the Commissioners' Office.

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

*Note for the record: As properly noticed the Board met today at 8:57 a.m. to consider indigent matters. A request was made to go into Executive Session as follows:*

Commissioner Van Beek made a motion to go into Executive Session at 8:57 a.m. pursuant to Idaho Code, Section 74-206(1) (d), (f) and (i) records exempt from public disclosure and attorney-client communication, communicate with legal counsel regarding pending/imminently likely litigation and communicate with risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner Dale. A roll call vote was taken on the motion with Commissioners Van Beek and Dale voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale and Leslie Van Beek, Deputy P.A. Zach Wesley, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Terri Salisbury and Deputy Clerk Jenen Ross. The Executive Session concluded at 9:01 a.m. with no decision being called for in open session.

MEDICAL INDIGENCY HEARING FOR CASE NO. 2013-1151

The Board met today at 9:03 a.m. to conduct a medical indigency hearing for case no. 2013-1151. Present were: Commissioners Tom Dale and Leslie Van Beek, Deputy P.A. Zach Wesley, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Terri Salisbury, Family members of the deceased applicant and Deputy Clerk Jenen Ross. Commissioner Dale made a motion to rescind the order on reimbursement in the amount of \$18,641.11. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 9:41 a.m. An audio recording is on file in the Commissioners' Office.

MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-413

The Board met today at 9:43 a.m. to conduct a medical indigency hearing for case no. 2020-413. Present were: Commissioners Tom Dale and Leslie Van Beek, Deputy P.A. Zach Wesley, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Terri Salisbury, Timothy Ryan for St. Alphonsus, Applicant and Deputy Clerk Jenen Ross. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to approve the case. The hearing concluded at 9:49 a.m. An audio recording is on file in the Commissioners' Office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-540

The Board met today at 9:52 a.m. to conduct a medical indigency hearing for case no. 2020-540. Present were: Commissioners Tom Dale and Leslie Van Beek, Deputy P.A. Zach Wesley, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Terri Salisbury, Attorney Mark Peterson for St. Lukes, Applicant via teleconference and Deputy Clerk Jenen Ross. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to place the case in suspension. The hearing concluded at 10:02 a.m. An audio recording is on file in the Commissioners' Office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-515

The Board met today at 10:03 a.m. to conduct a medical indigency hearing for case no. 2020-515. Present were: Commissioners Tom Dale and Leslie Van Beek, Deputy P.A. Zach Wesley, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Terri Salisbury, Attorney Mark Peterson and Deputy Clerk Jenen Ross. The applicant did not appear. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to continue the case to August 27, 2020. The hearing concluded at 10:15 a.m. An audio recording is on file in the Commissioners' Office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-424

The Board met today at 10:17 a.m. to conduct a medical indigency hearing for case no. 2020-424. Present were: Commissioners Tom Dale and Leslie Van Beek, Deputy P.A. Zach Wesley, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Terri Salisbury, Timothy Ryan with St. Alphonsus, applicant and Deputy Clerk Jenen Ross. The applicant did not appear. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to approve the case. The hearing concluded at 10:27 a.m. An audio recording is on file in the Commissioners' Office.

#### MEETING TO CONSIDER INDIGENT MATTERS

The Board met today at 10:28 a.m. to consider indigent matters. Present were: Commissioners Tom Dale and Leslie Van Beek, Director of Indigent Services Yvonne Baker, Case Manager Terri Salisbury, Deputy P.A. Zach Wesley, Deputy P.A. Tyler Powers and Deputy Clerk Jenen Ross.

Neither the hospital nor the applicant appeared for the following cases: 2020-533, 2020-525 and 2020-537. Upon the motion by Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to issue final denials with written decisions to be issued within 30 days on the cases as read into the record.

At the hospital's request Commissioner Van Beek made a motion to reschedule case nos. 2020-662 and 2020-392 to September 10, 2020. The motion was seconded by Commissioner Dale and carried unanimously.

The meeting concluded at 10:29 a.m. An audio recording is on file in the Commissioners' Office.

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

*Note for the record: As properly noticed the Board met today at 10:34 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 10:35 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) records exempt from public disclosure and communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Dale. A roll call vote was taken on the motion with Commissioners Van Beek and Dale voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Tom Dale and Leslie Van Beek, Deputy P.A. Zach Wesley, Deputy P.A. Tyler Powers and Deputy Clerk Jenen Ross. The Executive Session concluded at 10:51 a.m. with no decision being called for in open session.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR DAN MCCONNELL

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 Dan McConnell, account no. 32906114 0. Present were: Commissioners Tom Dale and Leslie Van Beek, Administrative Supervisor Greg Himes, Rural Supervisor Roger Craig, Appraiser Sam Stone, Dan McConnell, Chuck Stadick, Other Assessor's Office staff and Deputy Clerk Jenen Ross. Via Webex Appraiser Dawn Houghton and Appraiser Kyla Austin, Rachel Spacek with the IPT. Dan McConnell 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 discussion, Commissioner Van Beek made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Dale and carried unanimously. The hearing concluded at 2:08 p.m. An audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR LARRY STEVENSON

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:10 p.m. to conduct a property tax assessment protest hearing for Larry Stevenson, account no. 28129002 0. Present were: Commissioners Tom Dale and Leslie Van Beek, Administrative Supervisor Greg

Himes, Rural Supervisor Roger Craig, Appraiser Sam Stone, Larry Stevenson, Chuck Stadick and Deputy Clerk Jenen Ross. Via Webex Appraiser Dawn Houghton, Appraiser Kyla Austin and Rachel Spacek with the IPT. Larry Stevenson 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 discussion, Commissioner Van Beek made a motion to uphold the Assessor's adjusted value of \$278,200. The motion was seconded by Commissioner Dale and carried unanimously. The hearing concluded at 3:07 p.m. An audio recording is on file in the Commissioners' Office.

CONSIDER SIGNING A RESOLUTION GRANTING A NEW ALCOHOLIC BEVERAGE LICENSE TO PARMA RIDGE

The Board met today at 3:08 p.m. to consider signing a resolution granting a new alcoholic beverage license to Parma Ridge. Present were: Commissioners Tom Dale and Leslie Van Beek and Deputy Clerk Jenen Ross. Commissioner Van Beek made a motion to sign the resolution granting a new alcoholic beverage license to Parma Ridge. The motion was seconded by Commissioner Dale and carried unanimously. See resolution no. 20-118. The meeting concluded at 3:09 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM

CALDWELL, IDAHO     JULY 6, 2020

PRESENT:     Commissioner Tom Dale, Vice Chairman  
                  Commissioner Leslie Van Beek  
                  Deputy Clerk Jenen Ross

ABSENT:     Commissioner Pam White, Chair

APPROVED PURCHASE ORDER

The Board approved the following purchase order:

- Fisher's Technology in the amount of \$7,048.00 for the Court Clerk's Office

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR RCG-NAMPA LLC

The Board of County Commissioners, sitting as a Board of Equalization, met today at 9:01 a.m. to conduct a property tax assessment protest hearing for RCG-Nampa LLC, account nos. 31086112

0, 31086110 0, 31086109 0, 30498010 0, 30498011 0, 30501010 0, 30498000 0, 30498012A0, 30503013 0, 30504012 0, 30504000 0, 30503000 0 and 31086107 0. Present were: Commissioners Tom Dale and Leslie Van Beek, Appraisal Supervisor Greg Himes, Commercial Appraisal Supervisor Mike Cowan, Commercial Appraiser Sam Stone, Chief Deputy Assessor Joe Cox, Office Manager Jennifer Loutzenhiser and Deputy Clerk Jenen Ross. Sam Stone and Mike Cowan offered testimony on behalf of the Assessor's Office. No one appeared for RCG-Nampa LLC but requested via email that the value be upheld. Following testimony and Board discussion, Commissioner Van Beek made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Dale and carried unanimously. The hearing concluded at 9:07 a.m. An audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION - CONSIDER APPROVAL/DENIAL OF AN APPLICATION FOR CASUALTY LOSS UNDER IDAHO CODE §63-602X (CANCELLATION OF VALUE) FOR WILLIAM AND SARAH HOLLOWAY

The Board of County Commissioners, sitting as a Board of Equalization, met today at 9:08 a.m. to consider approval/denial of an application for casualty loss under Idaho Code §63-602X (cancellation of value) for William and Sarah Holloway, account no. 14064576 0. Present were: Commissioners Tom Dale and Leslie Van Beek, Appraisal Supervisor Greg Himes, Commercial Supervisor Appraiser Mike Cowan, Commercial Appraiser Sam Stone, Chief Deputy Assessor Joe Cox, Office Manager Jennifer Loutzenhiser and Deputy Clerk Jenen Ross. Greg Himes offered testimony noting that the applicants had a house fire at the end of January. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to grant the exemption. The hearing concluded at 9:12 a.m. An audio recording is on file in the Commissioners' Office.

CONSIDER BOARD OF EQUALIZATION MATTERS

The Board met today at 9:13 a.m. to consider Board of Equalization matters. Present were: Commissioners Tom Dale and Leslie Van Beek, Appraisal Supervisor Greg Himes, Chief Deputy Assessor Joe Cox, Commercial Appraiser Sam Stone, Office Manager Jennifer Loutzenhiser and Deputy Clerk Jenen Ross. Jennifer Loutzenhiser presented a list to the Board of 2020 late adjustment to homeowner's exemptions. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to grant the homeowner exemptions under Idaho Code §63-602G as listed below. The meeting concluded at 9:15 a.m. An audio recording is on file in the Commissioners' Office.

00051000 0    SHAFER DANIEL  
02640000 0    JOHNSON JOY  
05768000 0    LAMBERT CALEN J  
08160504 0    HAYES COREY MICHAEL  
09173555 0    HANKINS LEDA ANNE



10285000 0 LAWRENCE BERTRAM A  
11301000 0 EVANS BENJAMIN LEE  
11881595 0 O BRIEN DENNIS P  
13689000 0 QUINTERO JOSE  
14361000 0 GRABOW MATTHEW C  
14852000 0 SCOTT HAROLD DALE  
15213000 0 REVIS PAUL  
17064017 0 RODRIGUEZ MERCEDES  
17311000 0 RETTKOWSKI MATTHEW A  
17607027 0 HARKER MARK S  
18490541 0 RHODES STEVEN S  
19288000 0 ARCHER BILIE J  
22365516 0 CHUCHEE LLC  
23438000 0 DANCE CLINT J  
25075012 0 LAZO ELIAS  
26101000 0 BADER JEFFERY M  
28449010B0 HIRTLE JACOB  
29096278 0 NEWKIRK JACE DAVID  
29371011B0 PETERSON SCOTT V  
30284000 0 CARSON DAVID S  
30834102 0 MEADE MICHAEL F  
30877148 0 REYES DOREEN  
31242000 0 OWENS LINDA FAYE REVOCABLE TRUST  
31486166 0 MILLER THOMAS  
31488240 0 FOY CHRISTOPHER  
31886135 0 LOGUE TY REBEKAH  
31903000 0 VALLE JAMES M  
32029132 0 ENDERSBE DONNA D  
32546192 0 BROWN PATRICK W  
32644012 0 SABA MARJAN  
32693000 0 KING TERRY L  
33019000 0 SCHAFFER LAUNA  
33223011 0 EACHUS KRISTY A  
34007000 0 VAN WASSENHOVE PAUL J  
34346203 0 WATKINS RICHARD M  
34467000 0 ANDREWS CRAIG  
35822162 0 KELLY NICK  
36077000 0 MORFORD SAMUEL  
36164010 0 LINCOLN HAROLD  
36604010A0 ANDERSON DEAN  
67334211 0 LARRAGOITTY ROBERT A @@  
67334221 0 SMITH DEBORAH  
70333000 0 PERCIVAL RANDY E LIFE ESTATE  
70970000 0 HERNANDEZ-LOPEZ HORACIO

71508000 0 RUTHERFORD MARY  
72768000 0 MANNING LINDA  
72931000 0 BEUS BONNIE MARIE  
75270000 0 PERKINS MARY DIANNE  
75527000 0 VELASCO PLACIDO CALVILLO  
76421000 0 BELTRAN MARIA E RODRIGUEZ  
33684010A0 NORTH JEFFREY MICHAEL  
30101110 0 JETT ELIZABETH A  
08507131 0 SMITH CLIFFORD ALLEN  
30872102 0 JANSEN VAN BEEK JOHN  
15216010A1 PAGE MITCHELL  
32103367 0 BOLYARD PATRICK D  
35078011 0 HARDY ROY LYNN  
78309000 0 MORALES LUCINDA PRUDENCIA L  
37607109 0 RAMSEY JASON R  
35290154 0 YBARRA FABIAN  
32083403 0 GREGORICH LOUIS  
32083442 0 AVERY AMANDA B  
30780195 0 SOUSA JOSE MANUEL  
38128104 0 NIX MARSHA R  
17937116 0 SMITH KENNETH W  
33868303 0 TAYLOR JACOB  
32839358 0 MC ARTHUR HARRISON  
34383100 0 BRICE MABRY A  
78452000 0 FOWLER DENNIS

JULY 2020 TERM

CALDWELL, IDAHO JULY 7, 2020

PRESENT: Commissioner Tom Dale, Vice Chairman  
Commissioner Leslie Van Beek  
Deputy Clerk Jenen Ross

ABSENT: Commissioner Pam White, Chair

APPROVED CLAIMS ORDER NO. 7/10/20

The Board of Commissioners approved payment of County claims in the amount of \$174,266.73, \$5,663.78, \$14,562.96, \$95,826.53, \$598.50 and \$1,589.48 for accounts payable.

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

The Board met today at 9:01 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Tom Dale and Leslie Van Beek, Chief Deputy Sheriff Marv Dashiell, Deputy P.A. Brad Goodsell, Landfill Director David Loper, Deputy P.A. Dan Blocksom, Julie Ambeau and Amanda Frailey with the Sheriff's Office and Deputy Clerk Jenen Ross. The action items were considered as follows:

***Consider signing Declaration and Notice of Sole Source Procurement from Motorola Solutions, Inc., for point-to-point microwave radios and related equipment, software, and services for the Sheriff's Office:*** Chief Dashiell said the infrastructure for the tower system for the radios was developed in 2006/2007 and due to the State's system upgrade the county will need to upgrade in order for the radios to be compliant. They want to do this before the master site is complete in order to be ready to go once finished. They have been working with Motorola and a proposal has been developed in order to move forward. Under normal circumstance this would require an RFP but the hardware proposal falls under the Greater Houston Area Contracting which allows for the county to piggyback on already bid equipment and on the service and installation aspect they would look at the opportunity to go sole source based on the fact that Motorola is the current provider and the current equipment is already maintained by this vendor; moving to an outside source doesn't seem reasonable under the circumstances. Mr. Blocksom said that in an abundance of caution notice will be provided and the public will be invited to offer written comment. Mr. Blocksom further elaborated on reasons for going sole source for this purchase and Chief Dashiell reviewed the budgeting and timelines. At this time, the fees will be paid from the E911 fund, but research is also being done to see if CARES monies could be used. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to sign the declaration and notice of sole source procurement from Motorola Solutions, Inc., for point-to-point microwave radios and related equipment, software, and services for the Sheriff's Office.

***Consider signing Resolution Authorizing the Destruction of Certain Federal Firearm Forms:*** Ms. Ambeau said they have some old copies of forms that they would like to destroy from 2015 or earlier. They have not been scanned but there is no reason to keep them; ones from 2016 forward have been scanned. Ms. Ambeau and Ms. Frailey provided a described of the applications. Mr. Blocksom addressed questions posed by Commissioner Van Beek about the retention of records and discussion ensued regarding the retention of emails and records based on Idaho code. It was further clarified that the records asking to be destroyed are copies, the original forms are maintained by the ATF. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to sign the resolution authorizing the destruction of certain federal firearm forms (see resolution no. 20-119).

***Consider Signing Addendum to FY20 Pickles Butte Sanitary Landfill Well Abandonment Project:*** Mr. Goodsell said a few questions were received from contractors who received the solicitation which will be answered in this addendum. Additionally, a ministerial date issue was resolved. Upon the

motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to sign the addendum to FY20 Pickles Butte Sanitary Landfill Well Abandonment project.

The meeting concluded at 9:26 a.m. An audio recording is on file in the Commissioners' Office.

#### MEETING WITH THE DIRECTORS OF FACILITIES AND IT TO DISCUSS SECURITY ISSUES

The Board met today at 9:32 a.m. with the Directors of Facilities and IT to discuss security issues. Present were: Commissioners Tom Dale and Leslie Van Beek, Facilities Director Paul Navarro, IT Director Greg Rast, Assistant Director of IT Eric Jensen and Deputy Clerk Jenen Ross. Director Navarro asked about the possibility of creating a security division within his department that would mainly be focused on the 15 Board departments vs. county-wide as was done with the previous Security Department. He would like to focus on some of the more attainable items that were outlined in the security master plan. Mr. Navarro believes a good portion of the security work is already being done by his department in conjunction with IT; things such as locks, keys, access controls and cameras. There is a particular long-time employee he has in mind for the position and maybe in the future once it's more established it could become its own department. Commissioner Dale likes the idea and feels it need to be explored. Director Navarro outlined the things that are already being done by this particular person that would fall under the security description. Additionally, in being a supervisor this person would also work with the landscaping and electrician crews to start addressing "low hanging fruit" as identified in the security master plan. Director Rast is fully supportive of this plan and believes it would work well. Commissioner Van Beek really likes the idea and addressed the issue of cost savings this would provide. Commissioners Van Beek and Dale are supportive of Directors Navarro and Rast taking the next steps in moving forward and suggested working with Director Baumgart in creating a job description to bring back to the Board along with the first-year plan. Director Rast said most department administrators and elected officials are already seeking them out regarding security issues. Discussions ensued regarding the additional FTE accounted for in the previous Security Department and the dissolving of the security committee. The meeting concluded at 9:54 a.m. An audio recording is on file in the Commissioners' Office.

#### JULY 2020 TERM

CALDWELL, IDAHO    JULY 8, 2020

PRESENT:     Commissioner Tom Dale, Vice Chairman  
                 \*Commissioner Leslie Van Beek (\*worked from home)  
                 Deputy Clerk Jenen Ross

ABSENT:     Commissioner Pam White, Chair

No meetings were held this day.

JULY 2020 TERM

CALDWELL, IDAHO     JULY 9, 2020

PRESENT:     Commissioner Pam White, Chair  
                 Commissioner Tom Dale, Vice Chairman  
                 Deputy Clerk Jenen Ross

ABSENT:     Commissioner Leslie Van Beek

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Carbon Networks in the amount of \$2,551.70 for the Information Technology Department
- Apple in the amount of \$3,507.85 for the Information Technology Department
- Plural Sight in the amount of \$9,264.00 for the Information Technology Department
- Dell EMC in the amount of \$1,932.78 for the Information Technology Department
- JB's Roofing in the amount of \$1,500.00 for the Facilities Department

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

The Board met today at 8:38 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Pam White and Tom Dale, Facilities Director Paul Navarro left at 8:50 a.m., Fair Director Diana Sinner left at 8:50 a.m., Deputy P.A. Brad Goodsell left at 8:40 a.m., Deputy P.A. Zach Wesley left at 8:50 a.m., Case Manager Terri Salisbury arrived at 8:41 a.m., Director of DSD Tricia Nilsson joined via Webex at 8:42 a.m. and Deputy Clerk Jenen Ross. The action items were considered as follows:

***Bid opening for the FY2020 Pickles Butte Landfill Monitoring Well Abandonment project solicitation of bids:*** Three bids were received for this project which will be reviewed by Director Loper to make sure they are all responsive. Director Loper will probably come back to the Board next week with

a recommendation at which time a letter will be issued to all the bidders notifying them of the recommendation. The following bids were received:

**Layne**

\$72,640

**Cascade Drilling**

\$46,500

**Holt Services, Inc.**

\$49,750

***Consider signing legal notice and Request for Qualification for the 2020 Canyon County Fair Expo Building Project:*** Mr. Wesley said this is a two-part process; the RFQ is the first part to identify and qualify contractors who meet the qualifications to bid on the project. Cole Architects is working to finalize the construction drawings. Once a group of builders are identified they will move to the IFB process from which the lowest responsive bidder will be chosen. Director Navarro said this process is to try narrowing the pool of candidates for the lowest responsive bid. They are trying to determine contractors/builders who have done projects of similar size and scope and meet budgets and timelines among other qualifications and from that pool of candidates they will ask for a bid. Qualifications are due by 8:59 a.m. on August 18, 2020. Upon the motion of Commissioner Dale and second by Commissioner White the Board voted unanimously to sign the legal notice and request for qualifications for the 2020 Canyon County Fair Expo Building Project.

***Consider approval/denial of indigent decisions and signing of liens:*** Per the Clerk's statement of findings case no. 2020-808 does not meet the eligibility criteria for county assistance and case no. 2020-0913 does meet the criteria for approval. Commissioner Dale made a motion issue an initial denial and approval with written decision within 30 days on the cases as read into the record. The motion was seconded by Commissioner White and carried unanimously. Liens were presented to the Board for signatures.

***Consider signing confirmation of new Southwest District Health member terms for Kelly Aberasturi, Tom Dale and Nate Marvin:*** Commissioner Dale explained all the counties need to confirm the appointments to the Board. A brief discussion ensued regarding Commissioner Dale's term on the SWDH Board and Commissioner White noted Commissioner Van Beek's comments listed in the calendar appointment regarding this action item. Upon the motion of Commissioner White and second by Commissioner Dale the Board voted unanimously to sign the confirmation of new Southwest District Health member terms for Kelly Aberasturi, Tom Dale and Nate Marvin.

***Consider signing a resolution granting a refund to Kathy Searcy for a land division fee:*** Director Nilsson said Ms. Searcy submitted an application for a land division, but they were able to do a property line adjustment instead and are recommending \$300 be refunded. Upon the motion of Commissioner Dale and second by Commissioner White the Board voted unanimously to sign the resolution granting a refund to Kathy Searcy for a land division fee (see resolution no. 20-120).

The meeting concluded at 9:00 a.m. An audio recording is on file in the Commissioners' Office.

#### MEETING WITH TINA WILSON TO DISCUSS SUNNYSLOPE WINE TRAIL UPDATE

The Board met today at 10:01 a.m. with Tina Wilson for a Sunnyslope Wine Trail update. Present were: Commissioners Pam White and Tom Dale, Tina Wilson for WAED, Keri Smith-Sigman left at 10:38 a.m., Deputy P.A. Brad Goodsell and Deputy Clerk Jenen Ross. Martin Fujishij, DSD Planner Dan Lister, Valerie Armas and DSD Director Tricia Nilsson participated via Webex.

Ms. Wilson read a statement into the record stating her concerns regarding special events at wineries. At the end of June Kerry Hill Winery posted an event on Facebook calling it a 'festival' which will include accordion music and some food. The event will be held outside and is limited to 100 guests (It is planned to be a 4 hour event with approximately 25 people attending each hour). Last week the event was noticed by a DSD staff member which triggered a request for the winery to apply and pay for a special event permit.

Discussion ensued regarding the difference between standard practices of a winery vs. an event that would require a Special Use Permit be issued and what the pivotal point is in determining the difference. Director Nilsson explained there is a permit available for special events that would occur outside the realm of a food truck and live music which would be considered part of a winery's standard business practice. The \$550 fee for this kind of permit allows for 6 events over a six month period.

A draft ordinance is in process and discussions have been taking place between DSD and the wineries to find a good compromise to these kinds of situations. Mr. Fujishij feels it really comes down to communication and appreciates the work that's been done on the draft ordinance. The County has been good about recognizing standard practice in wineries. As a winery they have to be somewhat careful in not pushing the limits too far – there is a difference between regular practice and big events. The County has been really good about the administrative approval vs. making the wineries jump thru the hoops of a Condition Use Permit but he's not sure that all the wineries have fully understood the boundaries that they're working within. It's on the wineries to communicate back to the County regarding their event to see if it fits within the confines of their administrative approval. He believes there may be some confusion about the Special Use Permit in that it's for a series of events and that there may be things that can be done as an industry, working in conjunction with DSD and the county to streamline the process and maybe make it a little more cost effective which is being addressed thru the new draft ordinance. He feels they're on the right track in working with the County to come up with some rules that work for everybody so that wineries are considered a good neighbor within the county but still have the ability to do events that are economically viable.

In response to questions from the Board, Mr. Goodsell said that if the Board chooses to take action of waiving these fees for the next 3 months it would have to be an agenda item.

Director Nilsson believes that with the help of legal they can do an emergency ordinance with a term of 3-4 months to come up with different standards similar to what was done with the neighborhood meeting requirement for land use issues. She thinks this could be done and agenda item for Board consideration before the July 25<sup>th</sup> when the Kerry Hill event is scheduled to take place.

Mr. Lister said that although an application was sent to the winery nothing has been returned yet so at this time there is nothing for DSD to review. Kerry Hill Winery has an approval from 2018 where special events and quasi-public uses are prohibited by condition which they agreed upon unless they go thru the permit process. The reasoning behind the condition is due to the limited number of parking spaces and that the winery is located off a private road that goes thru another person's property, because of these conditions there needs to be a permit in place.

Ms. Wilson explained that in the past the winery has used their field for parking with a parking attendant and with 25 people attending per hour for each of the 4 hours that is under the tasting room total of 30 people allowed.

Mr. Lister said that when the application is submitted they are welcome also submit a fee waiver application.

Ms. Wilson said she would be in contact with the winery today to get the applications completed so they can be submitted to DSD as soon as possible and to update them on the conversation today.

Before the meeting concluded Ms. Wilson gave brief update on what is happening with the Sunnyslope Wine Trail.

The meeting concluded at 11:02 a.m. An audio recording is on file in the Commissioners' Office.

#### ELECTED OFFICIALS MEETING TO DISCUSS COVID-19 UPDATES

The Board met today at 1:32 p.m. for an elected officials meeting to discuss COVID-19 updates. Present were: Commissioners Pam White and Tom Dale, PIO Joe Decker, Sheriff Kieran Donahue, Director Nikki Zogg with SWDH, Chief Deputy Coroner Steve Rhodes, Judge VanderVelde for Judge Southworth, Chief Deputy P.A. Sam Laugheed, Prosecuting Attorney Bryan Taylor, EOM Christine



Wendelsdorf, Assessor Brian Stender. Via conference call: Parma Mayor Angie Lee, Notus City Mayor Dave Porterfield, Nampa Mayor Debbie Kling and Deputy Clerk Jenen Ross. The following items were discussed:

Sheriff Donahue:

- IDOC is still on lockdown so they are not taking any inmates at this time which is creating a problem in jail as they have many inmates that need to be transferred. He has reached out to probation and parole to ask that they stop arresting everyone on a probation or parole violation unless it's a public safety risk.
- His office has had several positive cases among both inmates and employees.
- He participated in a conference call yesterday with the hospitals who assured him that they would be able to take sick inmates if necessary.
- They are continuing to work with ADS and Rule Steel on the door/hinge issue within Pod 6.
- It was suggested that the Board could recommend to Misdemeanor Probation to reduce the number of arrests for probation violations. Mr. Laugheed feels it is perfectly appropriate for the Board to advise Director Breach of the situation.

EOM Christine Wendelsdorf:

- EOC did their restructure on Monday and so far it's going really well. Information is flowing a lot better and everyone is working together to get things done in a timely manner.
- Logistics in regard to long-term care facilities seem to be ironed out. She will continue working on a planning process next week if they come to the point people need to be moved.
- She has set up a meeting next week with elections to work on getting PPE for poll-workers.
- She is working to create a plan for alternate facilities if the hospitals were to overfill. They are not to that point but she would like to have a plan in place if it were to happen.
- She asked Judge VanderVelde if he knows what she should be planning for in regard to PPE for jury trials. The judge said he would get in contact with Doug Tyler today about Ms. Wendelsdorf's questions.

In response to a question from Prosecutor Taylor, Judge VanderVelde spoke about his understanding of the logistics in re-opening of the courts.

Director of SWDH Nikki Zogg:

- There has been large increase in numbers over the past few weeks; on average they are seeing about 100 new cases a day. She reviewed tracing of events that a large number of the cases have come from and the demographics being affected.
- Hospitals stays are averaging 2-3 days. Testing capacity is an issue again so most hospitals are not testing asymptomatic people. They are feeling busier and are a bit cautious and nervous as there can be a delay in seeing people come in.

- There are 18-19 long term care facilities within the county that've had outbreaks.
- The Governor has put out new guidelines for schools today and SWDH will provide guidance and support as school starts.

Based on a question from Mayor Kling, conversation ensued regarding the mandating of wearing masks. Ms. Zogg said she would strongly recommend that people wear face coverings while in public, especially in the cities of Caldwell and Nampa due to the high level of community spread that is occurring. In terms of mandating their Board met earlier this week for discussion on this topic and while there was no action in terms of a vote, the discussion and input she received from the board members was that the health district would not mandate face covers but would support cities, counties or businesses that want to institute mandatory face coverings. Mayor Kling asked if SWDH would be willing to put something out that the counties and cities could fall back on or push something out to really help educate people. Ms. Zogg said they are preparing to share the health alert levels to indicate the level of risk or exposure in communities and what measures they should take.

Commissioner White spoke about how the Facilities department is getting calls about using the public meeting room. Ms. Zogg recommends keeping any gatherings to less than 50 people with spacing and cleaning protocols in place. Discussion ensued regarding room accommodations for jury selection and keeping the room reserved for county related activities only.

Commissioner Dale spoke about the progress on the fair expo building project and let the other elected officials know that there will be a meeting next week to further discuss the CARES funding. Commissioner White asked why we will be going to the polls for the next election when numbers are going back up. She has a lot of concerns about poll-workers and liability.

Prosecutor Taylor asked Judge VanderVelde about the Zoom hearings and wondered if equipment will need to be purchased as there doesn't seem to be a consistency among the judges.

The meeting concluded at 2:51 p.m. An audio recording is on file in the Commissioners' Office.

#### JULY 2020 TERM

CALDWELL, IDAHO    JULY 10, 2020

PRESENT:     Commissioner Tom Dale, Vice Chairman  
                 Deputy Clerk Jenen Ross

ABSENT:     Commissioner Pam White, Chair  
                 Commissioner Leslie Van Beek

No meetings were held this day.

JULY 2020 TERM

CALDWELL, IDAHO JULY 13, 2020

PRESENT: Commissioner Pam White, Chair  
Commissioner Tom Dale, Vice Chairman  
Commissioner Leslie Van Beek  
Deputy Clerk Jenen Ross/Monica Reeves

APPROVED EMPLOYEE STATUS CHANGE

The Board approved an employee status change form for Norma Trujillo, a misdemeanor probation officer.

APPROVED LIQUOR CATERING PERMITS

The Board approved liquor catering permits for Tricycle, LLC dba Eastside Tavern for use on July 25, 2020, August 1, 2020, August 8, 2020, August 22, 2020, and August 29, 2020.

SIGNED RESOLUTIONS FOR ALCOHOLIC BEVERAGE LICENSE

The Board approved a new Alcoholic Beverage License for Craftsman Unlimited Haircuts, LLC dba Craftsman Unlimited Haircuts. (See resolution no. 20-121.)

MEETING TO DISCUSS PARTICIPATION IN GOVERNOR LITTLE'S PUBLIC SAFETY CARES ACT PAYROLL PROPOSAL AND TO CONSIDER SIGNING A NON-BINDING LETTER OF INTENT REGARDING GOVERNOR LITTLE'S PUBLIC SAFETY CARES ACT PAYROLL PROPOSAL

The Board met today at 9:03 a.m. to discuss participation in Governor Little's public safety CARES Act payroll proposal and consider an action item. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Prosecutor Brian Taylor, Controller Zach

Wagoner, Sr. System Analyst Steve Onofrei, Chief Deputy P.A. Sam Laugheed, Treasurer Tracie Lloyd, Coroner Jennifer Crawford and Deputy Clerk Jenen Ross.

Mr. Laugheed gave a brief overview of the program and the communications that have happened up to this point. This Friday is the deadline to submit a non-binding letter of intent to participate and an estimated allocation amount should be received by July 24<sup>th</sup>. A final decision as to whether or not to participate will need to be made prior to the final budget being approved. Discussion ensued about the FAQs and the guidelines in that they don't always sync up. Mr. Laugheed said there are still a lot of questions that need answers including operational issues from the Treasurer's standpoint and large financial policy decisions to be made. Today's action is to preserve the county's ability to move forward and gather more information. Commissioner Dale made a motion to sign the non-binding letter of intent regarding Governor Little's public safety CARES Act payroll proposal. The motion was seconded by Commissioner Van Beek and carried unanimously. A copy of the letter is on file with this day's minutes.

The meeting concluded at 9:14 a.m. An audio recording is on file in the Commissioners' Office.

#### CONSIDER SIGNING A RESOLUTION GRANTING A NEW ALCOHOL BEVERAGE LICENSE TO CRAFTSMAN UNLIMITED HAIRCUTS

The board met today at 9:14 a.m. to consider signing a resolution granting a new alcohol beverage license to Craftsman Unlimited Haircuts. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek and Deputy Clerk Jenen Ross. Commissioner Dale made a motion to sign the resolution. The motion was seconded by Commissioner Van Beek and carried unanimously (see resolution no. 20-121). The meeting concluded at 9:17 a.m. An audio recording is on file in the Commissioners' Office.

#### MEETING WITH TINA WILSON WITH WESTERN ALLIANCE FOR ECONOMIC DEVELOPMENT FOR AN UPDATE ON A BIOGAS PROJECT

The Board met today at 10:03 a.m. for a meeting with Tina Wilson, the Executive Director for the Western Alliance for Economic Development. Present were: Commissioners Pam White, Tom Dale, and Leslie Van Beek, WAED Executive Director Tina Wilson, and Deputy Clerk Monica Reeves. Ms. Wilson said she understands the Board wants a report on the TV Renewables project, but she is under a nondisclosure agreement so all she can say is both the sorghum and digester projects are active, and she is speaking with one party or the other on a weekly basis. She said they focused on the digester because they thought that was the quicker way, but that does not mean the sorghum was ever out of the picture. She cannot disclose more information on the public record. Commissioner Van Beek said some of this dialogue was started because of an email from the Prosecutor's Office about some representation issues with the project and she has questions

regarding weed mitigation and fencing around the property. Ms. Wilson said weeds were mitigated and she said until it was brought up in the meeting nobody had told the landowners there was an issue with weeds. The land is being farmed and they thought it was being taken care of. They have built a section of fence, although it is not totally fenced off because until they determine the layout of the site they didn't want to put in a fence that would have to be removed. Commissioner Van Beek said she understood there were some people who had pulled out of the project. Ms. Wilson said she is actively engaged with investors on both projects and that's all she can share, she cannot get into whether there have been changes with who is involved, but the digester and sorghum projects are 100% active. Commissioner Van Beek asked if she could disclose more in executive session, but Ms. Wilson said there are still some things she cannot release. The Treasure Valley Renewables team agreed to provide the Board with an annual report which is due by October 1<sup>st</sup> and she would feel more comfortable if the Board reached out to them directly because maybe they could disclose more information. She said everything that is being proposed and discussed with this project is within the approved development agreement and zoning, and to her knowledge there is nothing happening outside of those parameters. Commissioner Van Beek said the interest she has was generated because of the comments that were put on public record the last time the Board met with Ms. Wilson. In response to questions from Commissioner White regarding product development, Ms. Wilson said the end product development was determined before they went through the zoning and the development agreement because you have to make sure those agreements conform to what the end product is going to be. Phase 1 and 2 engineering have been completed, the geotechnical has been completed and there have been meetings held each week since January in regards to this project. Commissioner Dale is anticipating the report from Treasure Valley Renewables in October and he understands the difficulty of nondisclosure agreements and he is comfortable with what Ms. Wilson has told the Board. Commissioner Van Beek said there is no intent to do anything other than to get a status update because of the information that was provided at the last meeting. Ms. Wilson said in the beginning they wanted to go with a heavy industrial rezone but the community objected so they withdrew their application and filed a new one for M-1 light-industrial zoning with a development agreement. Not once have they put aside the community's concerns. The meeting concluded at 10:19 a.m. An audio recording is on file in the Commissioners' Office.

MONTHLY MEETING WITH ADMINISTRATIVE DISTRICT JUDGE AND TRIAL COURT  
ADMINISTRATOR TO DISCUSS GENERAL ISSUES

The Board met today at 1:31 p.m. for a monthly meeting with the Administrative District Judge and the Trial Court Administrator to discuss general issues. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Administrative District Judge Southworth, Trial Court Administrator Doug Tyler, EOM Christine Wendelsdorf, PIO Joe Decker, and Deputy Clerk Monica Reeves. Today's discussion centered on the logistics of when the courts will fully reopen with jury trials, and the rules associated with in-person court. Judge Southworth said the current Supreme Court order authorized criminal jury trials to begin on August 3<sup>rd</sup>, but Ada County has decided they are not ready to do that and that's something he has been giving consideration to as well given the Court's ability to find jurors and the spike in the number of COVID cases. He has been in

contact with the Supreme Court and although no final decision has been reached, it may be they won't start criminal jury trials in August. The PA's Office is willing to work to get some good deals on cases, however, the cases involving child sex abuse, serious domestic violence, etc., will have to be tried at some date. Doug Tyler said at last check the totals for district court for August were 220; it's not ideal but the Prosecutor's Office and the Public Defender are keeping the misdemeanor cases under control. Judge Southworth said the Idaho Department of Corrections is not transporting people from county jails to anywhere, on riders, retained jurisdictions and there's going to be a limit to what the jail can handle if that continues for any length of time. Inquiries have been made to see if they use the Nampa Civic Center and O'Connor Field house for jury selection, although it is not feasible to use those locations for trials because of the amount of work required to set it up. Mr. Tyler said they are trying to be mindful of the budget but we are going to explore as many things as possible. Christine Wendelsdorf spoke about the need to order PPE - disposable face masks, reusable face shields, disposable gloves, and Plexiglas for use in the courtrooms. She also gave ideas on how to resituate the courtrooms without spectators and she said once they determine which courtrooms they are using she will measure that space. Judge Southworth said they will need help disinfecting the witness stand between witnesses. Ms. Wendelsdorf said they can figure out a way to handle that. With the reusable face shields for witnesses, she suggested we use a bin to toss them in at the end of the day then she can use a UV light to disinfect them. She estimates we will need 40,000 surgical masks, but with the COVID case amount going up she will likely increase the amount of masks. The costs are reimbursable. Mr. Tyler said he wants to do a dry run before an actual jury trial to see how everything will work. On another topic, he has talked to the Controller about hiring some part-time marshals if they can be funded out of the CARES money. The projected end date for the possible new hires would be December 31<sup>st</sup>. The meeting concluded at 2:15 p.m. An audio recording is on file in the Commissioners' Office.

#### CONSIDER BOARD OF EQUALIZATION MATTERS

The Board met today at 3:03 p.m. with the County Assessor to consider Board of Equalization matters. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Assessor Brian Stender, and Deputy Clerk Monica Reeves. On this final day of BOE Assessor Stender presented the Board with a few small adjustments and noted that it's normally done in April/May but with the extension of the property tax reduction program they had another 10% increase in applicants and it's been a challenge to process all the applications and so they are finally get to where they can take care of the adjustments. There are also a few other value adjustments that need to be taken care for the cases where they received more information from some parcel owners. Assessor Stender presented a document titled *Assessor Adjustment Spreadsheet No. 2* for the Board's review. Following review and discussion, Commissioner Dale made a motion to authorize the Board to sign the final adjustments for BOE for 2020 (as noted in the Assessor's spreadsheet No. 2). The motion was seconded by Commissioner Van Beek and carried unanimously. The Board thanked Assessor Stender for the assistance his staff provided this year with the notification process for BOE hearings. Assessor Stender said he was glad to assist, but he believes that's a

function the Board's staff needs to resume next year. The meeting concluded at 3:15 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM

CALDWELL, IDAHO JULY 14, 2020

PRESENT: Commissioner Pam White, Chair  
Commissioner Tom Dale, Vice Chairman  
Commissioner Leslie Van Beek  
Deputy Clerk Jenen Ross/Monica Reeves

APPROVED CLAIMS ORDER NO. 7/24/20

The Board of Commissioners approved payment of County claims in the amount of \$115,630.29 for accounts payable.

LEGAL STAFF UPDATE AND CONSIDER EXTENDING COVID-19 EMERGENCY DECLARATION

The Board met today at 9:04 a.m. for a legal staff update and to consider extending the COVID-19 emergency declaration. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Chief Deputy P.A. Sam Laugheed, Deputy P.A. Brad Goodsell, EOM Christine Wendelsdorf, PIO Joe Decker, and Deputy Clerk Monica Reeves. Sam Laugheed presented the Board with an extension of the existing emergency declaration. We have had a local disaster declared since March 19, 2020 and out of an abundance of caution, to make sure we never have anybody say procedurally our reimbursement is problematic, we just keep renewing the declaration which will extend it for another 30 days and will help make sure the County has access to funds from the state and federal government. Christine Wendelsdorf said it allows us to move money around a lot more freely so that if we have to make purchases related to COVID we can do that without having to reopen the budget. Upon the motion of Commissioner Van Beek and the second by Commissioner Dale, the Board voted unanimously to sign the declaration which will extend from July 15 through August 15, 2020 as per the information prepared by legal staff. In response to an inquiry the Board received yesterday about the Anderson Corner property, Brad Goodsell updated the Board on the status of the property. We partnered with DEQ who cleaned the property and they are now monitoring it because it appears the contamination has gone into the groundwater and is migrating onto the adjacent property and that owner has expressed interest in buying the property. There are a lot of other issues with the property including access on the highway and ITD is interested in perhaps taking some of the property for intersection improvements. The County has been in a holding pattern to see what happens, and when he talked to DEQ yesterday he asked if they could provide us with the environmental covenants they intend to require for

anybody who owns that property and they said they would start working on those that way when we get inquiries we can let people know these are the covenants, which would likely dissuade most people from having any interest in the property other than the adjacent property owner. Now it's a waiting game to see where the levels are going to be after this settles down and based on what those levels are the environmental covenants will be determined and will likely include that you cannot access groundwater from the property or have residential housing on the property. There may be other restrictions as well. Commissioner Dale said he spoke to Tim Robertson who is interested in using the property to park trailers and so it might be worthwhile to see if we can get an appraised price and see if the farmer is interested in acquiring it. Commissioner Van Beek asked about the liability involved with the County owning the property and assuming the cleanup costs. Mr. Goodsell said the liability is not really an issue because we acquired the property. Our intent is to partner with DEQ to get it cleaned up so it can be back on the tax rolls eventually. He doesn't know why we would want to do an appraisal at this point because until the environmental covenants are known we can't really put a value on this property so that's why he asked them to provide the covenants and then we can approach the farmer. This property has been auctioned once so it's possible the County could do a private sale, but that's an issue we can discuss at another time. It was sold at one point but then we agreed to rescind the sale afterwards. There are some complicated issues regarding this property. Commissioner Dale will convey to Mr. Robertson that the property is not available at this time. The meeting concluded at 9:20 a.m. An audio recording is on file in the Commissioners' Office.

#### FY2021 PRELIMINARY BUDGET WORKSHOPS

The Board met today at 9:36 a.m. for FY2021 preliminary budget workshops. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Judge Southworth, Judge Clark left at 10:00 a.m., TCA Doug Tyler, Assistant TCA Benita Miller, PIO Joe Decker arrived at 10:23 a.m. and Deputy Clerk Jenen Ross. Preliminary budgets were discussed as follows:

#### ***Trial Court Administrator 9:36 a.m. to 10:23 a.m.:***

- Judge Clark spoke about COVID-19 effect on evictions and potential need for a part-time mediator position to work thru these cases. Commissioner Dale is in favor of moving this position forward as soon as possible but more details will be collected comparing contractor vs. volunteer vs. part-time position.
- Anticipation of an increase in costs related to the restart of jury trials.
- Discussion regarding additional marshal positions which may be covered by CARES monies.
- Possible upgrades to courtrooms at \$25,000 - \$30,000 per courtroom. Costs would come from the Court Facilities fund which is restricted monies that can only be used for courtroom remodels or improvements. There are no property tax monies in this fund.



***Commissioners 10:23 a.m. to 11:36 a.m.:***

- The following line items were discussed: Computer equipment - \$4800; Copier replacement - \$7713; Reconfigure of desk for incoming Commissioner - \$1000; possible use of CARES monies for a replacement laptop.
- Discussion regarding a contractor for the Capital Improvement Plan, possible additional workstation in the front office and removal and possible replacement of large file cabinets.
- Clerk Yamamoto spoke about how he would like one of his employees as the third person in the Commissioners' Office, someone who reports directly to him. Commissioner Van Beek is not in favor of this change, Commissioner Dale doesn't see that it would make a difference either way and Commissioner White would like additional information.
- Discussion regarding the security position that would fall under a Board department and service the ancillary Board departments. Commissioners Dale and Van Beek are in favor of leaving funding of the Security Department in the budget.
- Outside auditor line item to be increased by \$10,000.
- Mr. Wagoner's recommendation is to keep allotments to Advocates Against Family Violence, Nampa Family Justice Center and Valley Regional Transit the same as FY20.

***PIO 11:36 a.m. to 11:39 a.m.:***

- No real changes to the budget this year.
- Would like to do updated headshot pictures for elected officials and department administrators.

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

**FY2021 PRELIMINARY BUDGET WORKSHOP MEETINGS**

The Board met today at 1:36 p.m. for FY2021 preliminary budget workshop meetings for the County Fair; the Weed and Pest Control Department; and the IT Department. Present were: Commissioners Pam White, Tom Dale, and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Fair Director Diana Sinner, IT Director Greg Rast, IT Assistant Director Eric Jensen, IT Business Manager Caitlin Pendell, Operations Manager Don Dutton, IT Development Manager Rick Fisher, IT Project Manager Shawn Adamson, and Deputy Clerk Monica Reeves. Present via Webex: Weed Control Superintendent AJ Mondor (Via Webex), IT employees and Ambulance District Director Michael Stowell. Review of the budgets was as follows:

**County Fair**

Director Sinner left the bottom line for both the County Fair budget and the County Fair building budget the same as last year. The biggest adjustment was allocating both on revenue and expense for urban renewal funds for projects related to the new fair building. The County will oversee the projects, pay the initial costs upfront and then we will be reimbursed from the URA for the cost of

the site improvement projects (walking path, fence, landscaping around the creek, etc., things that are internal to the site). Controller Wagoner said from an accounting standpoint we have separated the site improvement project from the building structure itself. Urban renewal money is strictly for the site improvements so they have separated those monies so they can submit an invoice to urban renewal on a continual basis that is strictly for reimbursement. Fair revenue for 2018 was \$480,000 and in 2019 it was \$635,000, and those numbers show Director Sinner is doing a great job in managing the Fair activity.

### Weed and Pest Control

Major expenditures:

- A new roof estimated to cost \$6,000; shop exterior painting for \$3,500; asking for a half-ton truck and a one-ton truck; a new 6x6 UTV for field use; security cameras; and a defibrillator at a cost \$1,700. (Commissioner Dale encouraged the use of a steel roof rather than an asphalt roof.)

### Information Technology

Major expenditures:

- New position – a fulltime System Administrator 1
- Computer replacements for \$35,000; battery backup; network switch replacements; server expansion; storage; and disaster recovery

A bottom line increase from \$4.5 million to \$4.8 million (mainly due to the new position request and increase in service contracts). There was discussion about Chromebooks and the security concerns as well as the need to have synchronized solutions that are in the best interest of the taxpayers.

The meeting concluded at 3:15 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM

CALDWELL, IDAHO     JULY 15, 2020

PRESENT:     Commissioner Pam White, Chair  
                  Commissioner Tom Dale, Vice Chairman  
                  Commissioner Leslie Van Beek  
                  Deputy Clerk Jenen Ross/Monica Reeves

APPROVED CLAIMS ORDER NO. 7/16/20

The Board of Commissioners approved payment of County claims in the amount of \$12,021.80 for accounts payable.

#### APPROVED CLAIMS ORDER NO. 2021

The Board of Commissioners approved payment of County claims in the amount of \$1,639,206.58 for a County payroll.

#### APPROVED LIQUOR CATERING PERMIT

The Board approved a liquor catering permit for Stewart & Christensen dba Stewart's Bar and Grill for use on July 25, 2020 at Deer Flat Ranch.

#### SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

The Board approved a new Alcoholic Beverage License for Paddles Up Ventures, LLC dba Paddles Up Poke. (See resolution no. 20-122.)

#### FY2021 PRELIMINARY BUDGET WORKSHOPS

The Board met today at 9:01 a.m. for FY2021 preliminary budget workshops. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Prosecutor Bryan Taylor left at 9:44 a.m., Chief Deputy P.A. Sam Laugheed left at 9:44 a.m., Clerk Chris Yamamoto, Controller Zach Wagoner, Unknown Webex participant, HR Director Sue Baumgart arrived at 10:01 a.m., and Deputy Clerk Jenen Ross. Budgets were discussed as follows:

##### **Prosecutor - 9:01 a.m. to 9:44 a.m.:**

- Mr. Taylor said his goal this year is to hold the line and be mindful of the taxpayers.
- They are not going to be requesting any new positions this year.
- Slight increases to lines related to trials (such as experts) as it is just the cost of trials continuing to increase.
- Discussion regarding software line item for the internal case management software.
- Overall the FY2021 budget is similar to FY2020. Discussion ensued regarding the cell phone line item, how the compensation plan is applied including COLA and step increases; Commissioner White wants to see the compensation plan continue and Mr. Wagoner agreed there needs to be an investment in the 'human capital'. They are very closely monitoring revenue and want to be respectful and mindful of the taxpayers. Clerk

Yamamoto wants to make sure the step portion of the compensation plan continues but may propose cutting the equity pool in half this year.

**Human Resources – 10:01 a.m. to 10:18 a.m.:**

- FY2021 is similar to FY2020.
- A new budget line has been added for risk assessments. Last year they did quite a few “fit for duty” evaluations – both physical and mental assessments. She believes it would be better for this to be pulled out and in its own line item vs. professional fees where it has currently been. \$5000 has been requested for the line item.
- Professional Consultant line item has been increased from \$12,000 to \$22,000 for to leadership development trainings. Due to COVID several classes were postponed and are now falling into FY2021. Monies that were not spent in FY2020 will be rolled to FY2021.
- Bottom line, FY2021 budget is about \$3,000 under last year.

EXECUTIVE SESSION – PERSONNEL MATTER

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

Commissioner Dale made a motion to go into Executive Session at 10:18 a.m. pursuant to Idaho Code, Section 74-206(1) (b) regarding personnel matters. The motion was seconded by Commissioner Van Beek. A roll call vote was taken on the motion with Commissioners Van Beek, White and Dale voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, HR Director Sue Baumgart and Deputy Clerk Jenen Ross. The Executive Session concluded at 10:59 a.m. with no decision being called for in open session. Commissioner White noted for the record that the Treasurer’s budget meeting will be continued to Friday, July 17<sup>th</sup> at 9:00 a.m.

At the conclusion of the budget workshops and the executive session the following action item was taken up:

***Consider signing a resolution granting a new alcoholic beverage license to Paddles Up Poke:*** Commissioner Dale made a motion to sign to sign the resolution granting a new alcoholic beverage license to Paddles Up Poke. The motion was seconded by Commissioner Van Beek and carried unanimously (see resolution no. 20-122).

The meeting concluded at 11:01 a.m. An audio recording of the open portions of the meeting are on file in the Commissioners’ Office.

FY2021 PRELIMINARY BUDGET WORKSHOP MEETINGS

The Board met today at 1:37 p.m. for FY2021 preliminary budget workshop meetings for the Assessor's Office and the Development Services Department. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Assessor Brian Stender, Chief Deputy Assessor Joe Cox, Larry Stevenson, and Deputy Clerk Monica Reeves. Present via Webex: DSD Director Tricia Nilsson and Ambulance District Director Michael Stowell; Keri Smith-Sigman; and Rachel Spacek from the Idaho Press-Tribune. The review of the budgets was as follows:

### Assessor's Office

Major budget changes:

- DMV budget – There is a \$20,000 increase in title fees due to an increase in population; anticipating increase in other revenues as well; requesting an additional employee for the DMV office; upgrades to software; addition of a greeter station (a shed-style building); and \$15,000 for replacement of computer equipment. He is not requesting any wage changes or COLA adjustments.
- Reappraisal budget - He wants to reclassify the office manager position to a business manager position; a former employee has come back to help with increased filings for the PTR program, and he wants to have another person assist with that on a temporary basis rather than hiring a fulltime person. He has budgeted \$80,000 for district court tax appeal cases as well as \$30,000 in estimated appraisal fees and \$5,000 for the person who does an income approach. There is a large expense in the miscellaneous professional services line item for the aerial photography contract; \$50,000 has been budgeted for the mailing of assessment notices; \$117,000 for service contracts; increase in postage costs; \$10,000 for computer replacements as recommended by IT; and a copier replacement; predicts more cost for COVID related expenses (Plexi-glass, etc.) that are reimbursable.

The Board took a brief recess at 2:15 p.m. and resumed the meeting at 2:22 p.m.

### Development Services Department

Major budget changes:

- DSD revenues are very conservative due to COVID. She increased the temporary budget for scanning old hearing files that are stored with the Board; request to reclassify the lead administrative specialist (aka office manager) to reflect the position's responsibilities; \$10,000 carryover for Elizabeth Conner's consulting services for the capital improvement plan; increase in the engineers line item; budgeting for abatement issues (followed by discussion); \$2,500 for remodeling the code enforcement office area for more efficient use of space; replacement of computer equipment; and \$3,500 another desktop scanner.

The meeting concluded at 2:46 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM  
CALDWELL, IDAHO JULY 16, 2020

PRESENT: Commissioner Pam White, Chair  
Commissioner Tom Dale, Vice Chairman  
Commissioner Leslie Van Beek  
Deputy Clerk Jenen Ross/Monica Reeves

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Sunbelt Controls in the amount of \$2,950.00 for the Facilities Department
- SHI in the amount of \$272,688.94 for the Information Technology Department

APPROVED CLAIMS ORDER NO. 7/25/20

The Board of Commissioners approved payment of County claims in the amount of \$118,407.88 for accounts payable.

APPROVED LIQUOR CATERING PERMIT

The Board approved a liquor catering permit for Roots and Company, LLC dba Roots and Company for use on July 25, 2020 at Creekside Affair.

MEETING TO CONSIDER INDIGENT DECISIONS AND MATTERS

The Board met today at 8:51 a.m. to consider indigent decisions and matters. Present were: Commissioners Pam White and Leslie Van Beek, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale, Deputy P.A. Brad Goodsell, Deputy P.A. Tyler Powers and Deputy Clerk Jenen Ross.

The following cases do not meet the eligibility criteria for county assistance: Case Nos. 2020-821, 2020-922, 2020-839, 2020-834 and 2018-1436. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to issue initial denials with written decisions within 30 days on the cases as read into the record.

Commissioner Van Beek made a motion to issue final approval with written decisions within 30 days on case nos. 2020-357 and 2020-325. The motion was seconded by Commissioner White and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to issue final denials with written decisions within 30 days on case nos. 2020-233, 2020-710 and 2020-328.

Commissioner Van Beek made a motion to continue case no. 2020-661 to August 27, 2020 and case no. 2020-392 to September 21, 2020. The motion was seconded by Commissioner White and carried unanimously.

The meeting concluded at 8:55 a.m. An audio recording is on file in the Commissioners' Office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-536

The Board met today at 9:00 a.m. to conduct a medical indigency hearing for case no. 2020-536. Present were: Commissioners Pam White and Leslie Van Beek, Deputy P.A. Brad Goodsell, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale, Attorney Mark Peterson on behalf of West Valley Medical Center, Andrew Lacayo for West Valley Medical Center, Applicant and Deputy Clerk Jenen Ross. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to approve the amount of \$254,247.48 on this case. The hearing concluded at 9:24 a.m. At 9:26 a.m. the Board went back on the record for clarification and motion by White allowing staff 30 days to define the dates of service. The motion was seconded by Commissioner Van Beek and carried unanimously. The subsequent meeting concluded at 9:27 a.m. Audio recordings are on file in the Commissioners' Office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-326

The Board met today at 9:29 a.m. to conduct a medical indigency hearing for case no. 2020-326. Present were: Commissioners Pam White and Leslie Van Beek, Deputy P.A. Brad Goodsell, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale, Attorney Bryan Nickels for St. Alphonsus, Timothy Ryan for St. Alphonsus, Applicant and relatives, Interpreter Mercedes Lupercio and Deputy Clerk Jenen Ross. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to continue the case to September 10, 2020. The hearing concluded at 9:40 a.m. An audio recording is on file in the Commissioners' Office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-457

The Board met today at 9:46 a.m. to conduct a medical indigency hearing for case no. 2020-457. Present were: Commissioners Pam White and Leslie Van Beek, Deputy P.A. Brad Goodsell, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale, Attorney Bryan Nickels for St. Alphonsus, Timothy Ryan for St. Alphonsus, Applicant and spouse and Deputy

Clerk Jenen Ross. Commissioner Van Beek made a motion to approve the amount of \$33,000. The motion failed for lack of a second. Commissioner Van Beek made a subsequent motion to continue the case to October 8, 2020. The motion was seconded by Commissioner White and carried unanimously. The hearing concluded at 10:19 a.m. An audio recording is on file in the Commissioners' Office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-630

The Board met today at 10:22 a.m. to conduct a medical indigency hearing for case no. 2020-630. Present were: Commissioners Pam White and Leslie Van Beek, Deputy P.A. Brad Goodsell, Deputy P.A. Tyler Powers, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale, Timothy Ryan for St. Alphonsus, Applicant and Deputy Clerk Jenen Ross. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to continue the case to September 10, 2020. The hearing concluded at 10:31 a.m. An audio recording is on file in the Commissioners' Office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-596

The Board met today at 10:35 a.m. to conduct a medical indigency hearing for case no. 2020-596. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Deputy P.A. Tyler Powers, Deputy P.A. Brad Goodsell, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale, Mark Peterson for St. Luke's and Deputy Clerk Jenen Ross. The applicant and his daughter participated via teleconference. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to continue the case to September 10, 2020. The hearing concluded at 10:54 a.m. An audio recording is on file in the Commissioners' Office.

#### INDIGENT MATTERS

The Board met today at 10:56 a.m. to consider indigent matters. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Deputy P.A. Tyler Powers, Deputy P.A. Brad Goodsell, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale and Deputy Clerk Jenen Ross. Upon the motion of Commissioner Dale and second by Commissioner Van Beek the Board voted unanimously to issue a final denial with written decision within 30 days on case no. 2020-656. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to continue case no. 2020-638 to September 10, 2020 and case nos. 2019-1185 and 2019-1183 to September 24, 2020. The meeting concluded at 10:57 a.m. An audio recording is on file in the Commissioners' Office.

#### MEETING WITH CHIEF PUBLIC DEFENDER AARON BAZZOLI TO CONSIDER ACTION ITEM



The Board met today at 11:11 a.m. with the Chief Public Defender Aaron Bazzoli to consider an action item. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Deputy P.A. Zach Wesley, Chief Public Defender Aaron Bazzoli, Assistant Chief Public Defender Scott James and Deputy Clerk Jenen Ross. The action item was considered as follows:

***Consider signing FY2021 Indigent Defense Financial Assistance Supplement to Compliance Proposal and Application:*** Mr. Bazzoli explained this application was submitted in May and at the end of June there was a supplement request for additional information which was submitted on July 8<sup>th</sup> but there was still some additional information requested which is what is before the Board today. The PDC is requesting more transparency on how some of the monies are being spent. Discussion ensued on how the monies have been allocated, the numbers requested on the application and how the monies are accounted for. Upon the motion of Commissioner Van Beek and second by Commissioner Dale the Board voted unanimously to sign the FY2021 indigent defense financial assistance supplement to compliance proposal and application.

The meeting concluded at 11:22 a.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION – PERSONNEL MATTER, RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND ATTORNEY-CLIENT COMMUNICATION, AND COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

*Note for the record: As properly noticed the Board met today at 11:24 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 11:25 a.m. pursuant to Idaho Code, Section 74-206(1) (b), (d) and (f) regarding personnel matters, records exempt from public disclosure and attorney-client communication and communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Dale. A roll call vote was taken on the motion with Commissioners Van Beek, White and Dale voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Deputy P.A. Zach Wesley and Deputy Clerk Jenen Ross. Deputy P.A. Zach Wesley left at 12:05 p.m. and Mr. Mondor participated in the meeting via teleconference starting at 12:10 p.m. The Executive Session concluded at 12:28 p.m. with no decision being called for in open session.

CONSIDER FEE WAIVER REQUEST FOR THE KERRY HILL WINERY, LLC

The Board met today at 1:18 p.m. to consider a fee waiver request for the Kerry Hill Winery, LLC, for a quasi-public use temporary permit. Present were: Commissioners Pam White and Tom Dale, DSD Director Tricia Nilsson, and Deputy Clerk Monica Reeves. Director Nilsson said this is an

outcome of an earlier meeting to allow Kerry Hill Winery to have temporary events over the summer. They have submitted their application to have a Basque festival and there are a few other things DSD wants to discuss with them. Commissioner Dale said the County right now just has one fee that covers six events for six months and so the thought was to revamp and modify that requirement and until such time we can consider waiving the fee. Upon the motion of Commissioner Dale and the second by Commissioner White, the Board voted unanimously to sign the resolution approving a fee waiver request for Kerry Hill Winery, LLC, in the amount of \$550 which is related to a use permit. (See Resolution No. 20-123.) The meeting concluded at 1:21 p.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING – SHORT PLAT AND IRRIGATION AND DRAINAGE PLANS FOR KNOPP SUBDIVISION, CASE NO. SD2019-0029

The Board met today at 1:31 p.m. to conduct a public hearing in the matter of a request by Jason Knopp for approval of a short plat (preliminary and final plats) with irrigation and drainage plans for Knopp Subdivision, Case No. SD2019-0029. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Jason Knopp, Jon Stosich, and Deputy Clerk Monica Reeves. Present via Webex: DSD Director Tricia Nilsson, DSD Planner Dan Lister, and Sarah Kimmel. Dan Lister gave the oral staff report. The property was rezoned and received a comprehensive plan amendment in 2019 for a residential use designation. The division is for three lots; the first lot has an existing house and driveway and the other two lots will be served by an access easement. The average lot size is 2.10 acres. The property will be served by individual wells and septic systems. Gravity irrigation will be provided to each lot and drainage will be retained on site and directed to storm drainage ponds. Staff is recommending approval of the request. The P&Z Commission recommended approval subject to five conditions of approval and the applicant has met all the requirements. The highway district needs to sign the final plat, which will be brought back to the Board at a later date. Jason Knopp testified that he will keep his house on Lot 1, and his friend will purchase Lot 3. He has worked with the affected agencies and engineering has been completed. They had to make a few corrections to the final plat which is why it needs to be signed by the highway district. John Stosich is a realtor who has been working with Mr. Knopp and he supports the request. Upon the motion of Commissioner Dale and the second by Commissioner Van Beek, the Board voted unanimously to close public comment. Upon the motion of Commissioner Dale and the second by Commissioner Van Beek, the Board voted unanimously to authorize the Board to approve the short plat and sign the findings of fact, conclusions of law and order. The final plat will be signed on July 31, 2020 at 10:00 a.m. The hearing concluded at 1:48 p.m. An audio recording is on file in the Commissioners' Office.

EMERGENCY ELECTED OFFICIALS' MEETING TO DISCUSS COVID-19 UPDATES

The Board met today at 2:33 p.m. for an emergency elected officials' meeting to discuss COVID-19 updates. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Sheriff

Kieran Donahue, Coroner Jennifer Crawford, Prosecutor Bryan Taylor, EOM Christine Wendelsdorf, PIO Joe Decker, Assessor Brian Stender, Clerk Chris Yamamoto, SWDH Director Nikki Zogg, Wilder Mayor Steve Rhodes, and Deputy Clerk Monica Reeves. Present via Skype: Treasurer Tracie Lloyd, Melba Mayor Cory Dickard, Caldwell Mayor Garret Nancolas, Parma Mayor Angie, Greenleaf City Clerk Lee Belt, Lee Dennis Huett, Ruth Brown from the Idaho Press-Tribune, Kirk Carpenter from the City of Nampa. The meeting took place in the public meeting room of the administration building and was chaired by Sheriff Kieran Donahue. Yesterday, Sheriff Donahue scheduled an emergency elected officials' meeting to discuss COVID-19 updates. The Board's staff updated the agenda on July 15, 2020 at 1:49 p.m. to reflect the addition of the meeting to the July 16 agenda. Today, Commissioner Van Beek made a motion to amend the agenda to include the emergency elected officials' meeting to discuss COVID-19 updates. The motion was seconded by Commissioner Dale and carried unanimously. (*\*There was a bit of a delay with the recording of this meeting which occurred at approximately 2:32 p.m.*) Director Nikki Zogg said they are seeing a very high increase in cases, and the trend tends to be that the hospitalization and deaths proportionately are looking better than they were early on in this outbreak. Due to the volume of cases hospitals are being stretched for resources. She reported on testing resources; SWDH staff will have to double its staffing which is a huge cost; she's heard concerns about PPE shortages; overall things are not great. They will map the areas that are having a high number of cases across the district; Caldwell and Nampa are in the high category where this is a lot of risk for exposure; the death rate is pretty low; and they are doing a lot of screening at long-term care facilities. Christine Wendelsdorf reported there are 269 COVID cases in Canyon County. She is working on a large PPE order and will present it to the Controller next week. Prosecutor Bryan Taylor reported that Judge Southworth issued an admin order suspending jury trials in the third district indefinitely until the Supreme Court provides additional guidance. The Sheriff spoke about how the courts' backlog adds to the jail's backlog which is enhanced by the situation at the Idaho Department of Corrections where they are not taking inmates from county jails anywhere in the state even though those inmates have been sentenced to state prison. We are having to hold on to them indefinitely and that adds to our numbers which limits the numbers we can take in. It's not critical yet but it is problematic. He has a few employees who are out and he reported that the facilities department has been hit hard with nine people out and that is slowing down jail renovations. The Sheriff is sending SILD workers to help at the County Fair site to supplement the facilities team. Commissioner White said the Fair director said they are moving forward but they have a plan in place should they have to cancel or cease the daily animal routine. Sheriff Donahue reported that a team from ADS will be here next week to replace the door hinges in Pod 6. Clerk Yamamoto gave an update on the August and November elections. Polling locations have been secured, all indications are that we will have an in-person election, might change. He estimates they will need 600 poll workers for the November election, but he fears they won't be able to get that many. Sheriff Donahue said masks are not mandated but he strongly encourages people to wear them to slow the spread and to keep the economy open. Commissioner Dale reported on the SWDH board meeting that was disrupted by some people. The health board was strongly encouraged by Caldwell Police Department to reschedule the meeting so they could develop a plan to deal with that type of thing the next time they meet. They hope to reschedule next week. Kirk Carpenter reported on the city's staffing levels that have been impacted by COVID; they are seeing better use of masks in town, but not anywhere near compliance on wearing them on a regular basis; they

are trying to work with the long-term care facilities for those who cannot house the positive cases within their facilities; a facility in Boise opened yesterday and it's strictly for COVID long-term care patients and they are working to educate the emergency departments on how to use that resource and not send positive patients back to the long term care facilities in Canyon County; the Idaho Food Bank will conduct a food distribution event tomorrow at the Idaho Center. Mayor Nancolas said the city has 40 employees who are out because they either testified positive or were exposed to the virus. Several city buildings have been closed with employees working from home. They are taking appointments for specific things. Kirk Carpenter said the City of Nampa closed the NDC building and the Mayor instituted a work from home rotation of leadership in each division; city hall is open and has a skeleton crew. The city offers online and virtual opportunities and they will likely reduce as many community contacts as they can over the next week. Parma Mayor Angie Lee said the city had one employee test positive but that person is back at work after quarantining. Lee Belt from the City of Greenleaf said the city has been able to stay open, and Mayor Holton appreciates the County keeping the information flowing. Melba Mayor Cory Dickard said the city is still open and they are making sure employees are keeping the city running without having much contact with people. Commissioner Dale said it would be good if we could make a statement that we strongly encourage people to protect themselves and wearing masks is one piece to that, people need to disinfect surfaces, wash hands, and stay home if sick. Sheriff Donahue agreed and said we need to take precautions and wear masks and social distance. Clerk Yamamoto made a motion to adjourn the meeting. The meeting concluded at 3:23 p.m. An audio recording is on file in the Commissioner's Office.

#### JULY 2020 TERM

CALDWELL, IDAHO     JULY 17, 2020

PRESENT:     Commissioner Pam White, Chair  
                 Commissioner Tom Dale, Vice Chairman  
                 Commissioner Leslie Van Beek  
                 Deputy Clerk Jenen Ross/Monica Reeves

#### APPROVED PURCHASE ORDER

The Board approved the following purchase order:

- Motorola Solutions in the amount of \$12,437.74 for the Coroner's Office

#### APPROVED CLAIMS ORDER NO. 7/17/20

The Board of Commissioners approved payment of County claims in the amount of \$5,408.17 for accounts payable.

### APPROVED LIQUOR CATERING PERMIT

The Board approved a liquor catering permit for Two Horse Saloon dba Two Horse Saloon for use on July 26, 2020 at Lawson Ranch.

### FY2021 PRELIMINARY BUDGET WORKSHOPS

The Board met today at 9:05 a.m. for a FY2021 preliminary budget workshop with the Treasurer. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner and Deputy Clerk Jenen Ross. Treasurer Tracie Lloyd and Chief Juvenile Probation Officer Elda Catalano participated via Webex. Budget items were discussed as follows:

- FY2021 is similar to FY2020 but a bit lower
- Treasurer Lloyd spoke about average interest earnings
- There are no changes to the 'A' budget, however, discussion ensued regarding funding for a temporary position if necessary. Currently there is a Business Manager position that is unfilled but funded so from a budgetary standpoint there would be funds available if temporary help needed to be brought in
- Professional services for BDS (Billing Document Services) may increase as the contract has not been updated in several years
- She is planning to purchase a couple of computers in case they end up having to work remotely and copier replacement as recommended by IT

The meeting concluded at 9:17 a.m. An audio recording is available in the Commissioners' Office.

### FY2021 PRELIMINARY BUDGET WORKSHOPS

The Board met today at 9:30 a.m. for FY2021 preliminary budget workshops with Juvenile Probation and Misdemeanor Probation. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, , Clerk Chris Yamamoto arrived at 9:51 a.m., Controller Zach Wagoner, Director of Misdemeanor Probation Jeff Breach arrived at 9:58 a.m., Juvenile Detention Director Sean Brown and Deputy Administrator Shawn Anderson arrived at 10:14 a.m. and Deputy Clerk Jenen Ross. Chief Juvenile Probation Officer Elda Catalano participated via Webex. Budget items were discussed as follows:

#### **Juvenile Probation: 9:30 a.m. to 10:05 a.m.**

- Ms. Catalano spoke about funds available from the State / Department of Juvenile Corrections and expenditures associated with those funds.

- She is looking to implement an incentive program to have POs work in the evenings. Per Mr. Wagoner, to this point overtime has not been paid out to the POs as they have managed their schedule to accommodate non-traditional work hours. This fund would be created to accommodate the incentive program to pay out the overtime hours.
- She has requested a quote from IT for a couple of computers that COVID reimbursement funding could be used for, these could possibly be purchased in FY2020 and then the line would be zeroed out for FY2021.
- Family counseling is being increased from \$16,000 to \$20,000; sex offender group counseling is being increased from \$5,000 to \$16,000.
- Fleet has recommended replacement of a van.
- Budgeting \$1,500 for replacement of remaining hand-held radios (11 have already been replaced, 7 are still remaining).

**Misdemeanor Probation: 10:05 a.m. to 10:20 a.m.**

- Director Breach spoke about the cost of supervision revenue forecast.
- Overall budget has been reduced from last year; he is not requesting any new positions and several line items have been zeroed out or reduced.
- Requesting \$5100 in the small office equipment line for hand-held radio replacement.
- He is hopeful there will be equalization money available to stipend the Senior PO employee who assumes some additional responsibilities.

The meeting concluded at 10:20 a.m. An audio recording is on file in the Commissioners' Office.

FY2021 PRELIMINARY BUDGET WORKSHOP

The Board met today at 10:28 a.m. for a FY2021 preliminary budget workshop. Present were: Commissioners Pam White and Leslie Van Beek, Commissioner Tom Dale arrived at 10:45 a.m., Clerk Chris Yamamoto, Controller Zach Wagoner, Juvenile Detention Director Sean Brown and Deputy Administrator Shawn Anderson and Deputy Clerk Jenen Ross. Budget items were discussed as follows:

**Juvenile Detention:**

- School breakfast program decreased to \$15,000.
- State provided a 3% increase for the clinician so they will reimburse up to \$103,000.
- Increase to housing for out of county juveniles will increase from \$191 to \$215.
- There are 4 unfunded positions in his department due to reduced numbers; they currently have 2 open positions that they will not be filling and will defund. He plans to increase part-time help to offset the unfunded 6 positions.

- Reduction to inmate medical services line; currently it is at \$165,852 but Director Brown has been negotiating with VitalCore and has determined they don't need as much service as is being provided. Right now they are providing 8 hours of services daily but only about 6 hours are really needed. Should reduce the cost by about \$30,000.
- Inmate supplies was increased by \$1500 to purchase new mattresses.

The meeting concluded at 10:47 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING - KARCHER FARMS, LLC AND SS KARCHER, LLC REQUEST FOR A COMPREHENSIVE PLAN MAP AMENDMENT AND CONDITIONAL REZONE, CASE NOS. OR2018-0004 AND CR2018-0002

The Board met today at 1:33 p.m. to conduct a public hearing in the matter of a request by Karcher Farms, LLC, and SS Karcher, LLC for a comprehensive plan map amendment and conditional rezone, Case Nos. OR2018-0004 and CR2018-0002. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Deputy P.A. Zach Wesley, Todd Lakey, Rob Swifert, Greg Maces, John Sabala, David Palfreyman, Carly Weaver, Brian Rallens, Dave Tuthill, Keri Smith-Sigman, and Deputy Clerk Monica Reeves. Present via Webex: DSD Planner Jennifer Almeida, DSD Director Tricia Nilsson, Tom Blaisdell, Tricia Cochran, William Morrow, TJ Wellard, Craig Taylor, Andy and Debbie Haumesser, and Rachel Spacek from the Idaho Press Tribune.

Deputy P.A. Zach Wesley reviewed the procedure for today's hearing. There is an application for a comprehensive plan map amendment which would change the designation of 44 acres of commercial to residential, and 45 acres from agricultural to residential, and an application for a conditional rezone with a development agreement that accompanies that request for the comprehensive plan map change. The application was heard by the P&Z Commission on November 15, 2018 and they found the comprehensive plan map amendment did not meet the standards of review found in the Canyon County Zoning Ordinance and they also issued a denial on the conditional rezone application. The Board held a hearing on January 10, 2019 on both applications and at that time the three sitting Commissioners were Steve Rule, Tom Dale, and Pam White. On January 10, 2019 Commissioner Rule made a motion to approve the comprehensive plan map amendment. The motion was seconded by Commissioner Dale and carried unanimously. Commissioner Rule then made a motion to approve the conditional rezone with a development agreement subject to certain conditions that were made part of the record that day. That motion was seconded by Commissioner Dale and carried unanimously. (That development agreement is identified as Exhibit #78B.) Because the Board made a decision that was contrary to the P&Z Commission's recommendation a second hearing is required pursuant to Idaho Code Section 67-6509(b), which states: The governing board, as provided by local ordinance prior to adoption, amendment, or repeal of the plan may conduct at least one public hearing in addition to the public hearings conducted by the Commission using the same notice and hearing procedures as the Commission. The governing board shall not hold a public hearing, give notice of the proposed hearing, nor take any action upon the plan, amendment, or repeal until recommendations have

been received from the Commission. Following consideration by the governing board, if the governing board makes a material change in the recommendation or alternative options contained in the recommendation by the Commission concerning the adoption, amendment, or repeal of a plan further notice and hearing shall be provided before the governing board adopts, amends or repeals the plan. Because the Board made a material change in the recommendation of the P&Z Commission that is why we are having this second hearing today.

Jennifer Almeida gave the oral staff report. She read letters into the record from Cheyne Weston, John Kernkamp, Andy Haumesser, Arlene and Michael Robinson, and Vicky Kowalski. The letters noted the following concerns: the agricultural area continues to be well suited for agricultural production, and it produces high yields; the property is outside of the Caldwell area of city impact, which is where development should occur where they can have city services; the Board failed to observe the comprehensive plan, and it ignored opposition from the City of Caldwell, the P&Z Commission, and nearby residents; there are concerns about the impacts to traffic and water quality; the neighbors filed a request for reconsideration to the Board, then filed a lawsuit seeking judicial review and a judge vacated the decision and remanded it back to the Board; the neighbors remain opposed to this project as it is not compatible with surrounding land uses; the comprehensive plan policies and goals were ignored; the City of Caldwell, Canyon Highway District, and ITD were opposed to the project; there were procedural issues and due process was lacking at the underlying hearing; development of this intensity in an area without city services is inappropriate; it needs to be located in city limits or an impact area; there will be negative impacts on wells and the water table as well as the roads; progress should be made in a responsible fashion, farm roads are becoming thoroughfares; and there will be negative impacts to natural resources and the Lake Lowell area. The property consists of 129.76 acres and is currently zoned agriculture. The future land use is commercial and agricultural; it is not located within an area of city impact, however, it is adjacent to Caldwell's area of city impact. The applicant is requesting a comprehensive plan map amendment and conditional rezone. There are 26 platted subdivisions within one mile. The most recent residential plat recordation was 2009 for North Star Subdivision. COMPASS said the proposal exceeds the growth forecast for this area. The applicant is proposing individual septic systems and wells. City services are not available to the property. The portion is located within a nitrate priority area; the remainder is not located within a nitrate priority area. The applicants will have to adhere to SWDH requirements including a nutrient pathogen study which would be required at time of platting. Canyon Highway District indicated it is anticipated to have impacts to the traffic network. The applicant has completed a traffic impact study. The City of Caldwell objects to the request noting the availability of commercial platted properties in the area that are accessible to city services. DEQ recommends the project be served by existing approved wastewater collection systems or a centralized wastewater, and the same would apply for a drinking water system or city systems. Staff has reviewed and found it does not meet the standards of review for the comprehensive plan map amendment or the rezone and is recommending denial.

The following people testified in support of the request:

Todd Lakey stated we are back here because of a legal procedural issue with the previous hearing as determined by the District Court, but not because of the merits of your decision. The decision to approve this application was and is the right decision based on the character of the area and the facts. Mr. Sabala and Mr. Palfreyman went the extra mile as far as studies and factual analysis



to answer the questions that were raised and they made concessions regarding the proposal. They provided a hydrological analysis that shows there will be no significant impact on the aquifer, the neighbors, or the lake. There is a traffic impact study that was provided but this is a platting issue and they can meet the highway district and ITD standards as part of the platting process. There were numerous meetings with SWDH and they provided a copy of the Level II NP study for the Moonstruck Subdivision that also indicated that individual wells and septic systems were appropriate for this project and they said it also applies to the subject property and that individual wells and septic systems are appropriate for this property. The project will be a high quality larger lot estate project that will improve or maintain the existing residential character of the area and provide needed commercial zoning closer to Highway 55 to support economic development and diversify the tax base. Since the previous approval, Valley Wide Cooperative purchased nine (9) acres on the northeast corner. They are an agronomy-based business headquartered in Canyon County and they do business in five states. Most of the property is designated commercial; 83 acres of the 129 acres are designated as commercial. Based on the neighbors' comments and input from the County they agreed to reduce the commercial request and pull it closer to Highway 55. The 83 acres that are designated resulted in only a request for 37 acres closer to Highway 55 for commercial. The 46 acres that are designated agriculture for the proposed low-density residential are surrounded by commercial and residential designations in the comprehensive plan. Residential development is encouraged in or near the impact areas, or within areas that demonstrate a development pattern of residential uses and we meet both of those. There is a clear pattern of residential development in the area. This is low-density development. The subdivisions closest to the property are county subdivisions with lots ranging from .3 to 1.00 acre in size. The only agricultural production operation is across Highway 55 to the north. City services are miles away and if they wait for the city then they will have city development. Not everyone wants city lots. They are proposing a lower density that is very compatible with that character. A lot of the issues raised are platting issues, and platting may result in modifications, but the large majority is not in a nitrate priority area. Valley Wide is looking at a lifestyle store, it's a combination of Legacy Feed and Fuel and smaller nicer D&B Supply type of store. We fit with the comprehensive plan and the zoning ordinance and we ask for the same approval that was granted previously. Mr. Lakey responded to questions from the Board.

David Palfreyman testified that on October 15, 2004 he and his wife acquired this property, and two to three years after the purchase they were approached by the developer of Moonstruck Subdivision who wanted to continue developing in the area, but the Palfreymans were not interested in selling the land. They did not market the land, they were approached by Valley Wide and they indicated they wanted to meet about the site and over a period of time they reached an agreement and they closed on 10 acres of the property at the NE corner of Farmway and Karcher. He said the property will be well developed and the homes will be very nice. They met with the neighbors and agreed to go from one acre to 1.25 acre lots, and they agreed to downsize the amount of commercial. Mr. Palfreyman said his property is 83 acres and 45 acres were under commercial at that time and they compromised to 22 acres on Karcher Farm LLC, and Valley Wide has acquired 10 acres of that. He said Valley Wide has been in business for 100 years as an agricultural cooperative owned by farmers. They employ 350 employees in various states and they are in all types of rural communities in Idaho. They are very conscientious about being compatible to residential use and they support the communities in which they serve through fairs,

rodeos, FFA and 4-H. According to Mr. Palfreyman, there are no issues with nitrates on the Karcher Farms property. He currently leases the ground to long-term farmers in the area.

Brian Rallens is a commercial real estate broker in the valley, and he addressed the demand for commercial property in the county. He believes this is the right place for commercial zoning.

Carly Weaver is the communications specialist for Valley Wide Cooperative, which is an agronomy business and energy business that serve small rural communities. Their plans for this parcel include a farm supply store and a gas pump canopy. There will be no bulk storage of fuels on site; it will just be for consumer gas.

Dave Tuthill gave testimony regarding water availability and he addressed the neighbors' concerns about water availability. He is the owner of Idaho Water Engineering and he worked for the Idaho Department of Water Resources for 33 years. He said there is ample water available for this site. North of Lake Lowell there is an ample supply through the Boise Project Board of Control, and pumping from this aquifer won't affect the lake. Surface water has been brought in. There is an existing water right in addition to the surface water. What they are proposing here is that water will only be diverted for household use. This is a rock-solid stable aquifer. He has reviewed water records in the area and he cannot find any area where the water is going down.

John Sabala testified that as a developer he takes seriously the importance of acting responsibly, honest, and being respectful of neighbors. Acting responsibly before you engage in development is really important. It is the responsibility of neighbors to understand their comments or what they may represent/misrepresent is very important. There have been comments that are not representative of what is happening; it's been said there is a lot of traffic on Farmway, but that's not true. Regarding water availability, they hired professionals and they went to SWDH and it answers all the questions about the aquifer and water flow. At the last hearing Commissioner White asked if he planned to flip the property and he said he does not intend to do that. He wants to do it right and to do it right you build a product that is representative of what you want to sell and is conducive to the area. He builds specs and he will sell to people who want to build their own home. He owns 46 acres toward the west and he wants to put 25 lots on his land; Mr. Palfreyman owns the other 83 acres.

Tricia Cochran testified that she is the site manager at the storage facility on Karcher Road and Farmway Road and she supports the subdivision. Traffic is a potential issue; the main access being on Farmway Road larger and recreational vehicles on Farmway, but she's seen most of the issues coming down Karcher Road, not Farmway Road where it's 50 mph towards Orchard Avenue. Commissioner Dale said perhaps the speed limit should be reduced along that stretch of road.

The following people testified in opposition to the request:

Tom Blaisdell stated that everyone in the hearing room is from Boise, yet the residents are obeying the Governor and joining the hearing via Webex. He spoke about traffic concerns, and how additional homes will add to the problem. There is no ingress/egress and people will have to go in and out of Orchard Avenue. He said the applicants need to work with the City of Caldwell and move it across the street if they want to have a big subdivision. There is a gas station less than a mile away and there are a few more down the road. There is a lot of shovel-ready, city service lots already located along Highway 55.

William Morrow is the attorney who represents the West Lake Homeowners Association, and the people who are part of that association are Mr. and Mrs. Weston, John Kernkamp, Mr. and Mrs. Haumesser, Mr. and Mrs. Blaisdell and Mr. Nelson. Mr. Morrow gave an overview of Judge

McKee's decision that affects the Board's deliberations in this case. The Judge found error by the County for failure to consider their request for reconsideration after the decisions were initially made and the Judge found that the failure was a violation of the statutory provision of the land use act, 67-6535(2)(b). The Court held that reconsideration is a mandatory step in the process. The Court ordered the Board to take up the request for reconsideration on any matter not subsumed from the Judge by the new hearing. Today is the new hearing, and everything he has heard so far seems to be based on what was presented before, therefore, nothing so far has been subsumed by this new hearing which means that everything that's in the request for reconsideration is going to have to be addressed when the Board makes an ultimate decision. Specifically, on this point the Court directed that the Board either harmonize its findings and conclusions with the P&Z Commission decisions, or explain the reasons why it has decided the issue differently and it should carefully demonstrate the basis for change whether the differences are due to additional facts or different interpretations on facts, or arise because of differences in policy or application of policy and facts. That is the criteria that is set down by Judge McKee for the Board's review of the reconsideration and the P&Z Commission findings. The Court also said this hearing needs to be plenary hearing which he believes is what's taking place. A plenary hearing is a complete hearing, it's not piece-meal, it's not breaking issues down between development agreements and comprehensive plan or zoning changes; it's a complete hearing of all the issues. Procedurally the District Court requires in this decision that the Board first take up the issue of the comprehensive plan change and then resolve it and then only after that's done take up the issue of the zoning change and resolve it.

Debbie Haumesser gave testimony regarding traffic concerns on Farmway Road which sees heavy traffic from semis, dump trucks, and tractor trailers. In an hour's time she counted 137 vehicles roaring past her house. She said it is not safe for traffic from commercial development and housing development to access onto a road that has a speed limit of 55 mph. She also expressed concern about the impacts this proposal will have on community services, and she said without city water there will be no water for fire suppression.

Andy Haumesser testified that the property owners in this case are residents of Ada County and they don't care how this will affect the lives of those who live in the area; he believes they are looking to make a profit at the expense of residents. He said the Board has an obligation to the citizens who elected them and they need to listen to the opposition expressed by the City of Caldwell, DSD staff, and the P&Z Commission who unanimously recommended against this project. A project of this intensity needs to be in an area served by city water and sewer. The area is plagued with nitrate contamination and he is concerned about the added stress on the ground water supply. Another concern is they do not know what the commercial ventures will be. Commissioner Van Beek asked if the neighbors have talked about what the impact would look like if city services were available because it would triple or quadruple the development on this parcel. Mr. Haumesser said he prefers larger lots and less density, and he is opposed to the commercial zone. They will have underground storage tanks that will have the ability to take an entire tanker load of fuel and that's a minimum of 8,000 gallons for each type of fuel they will have on site. Commissioner Dale said a gas station doesn't take a whole tanker load at once, and generally they don't take 8,000 gallons. The tanks are much safer than they used to be. Commissioner White spoke about the balancing of preserving farm land with personal property rights.

Rebuttal testimony was offered by Todd Lakey. They submitted the technical analysis to address questions of water and waste water. As is often the case they referenced the P&Z Commission decision and as is often the case an applicant responds to the comments that were made at the P&Z Commission hearing and makes adjustments and provides additional information. This is a de novo hearing so you can address those things that were raised. They provided a hydrological analysis because of the comments that were made. They also found the nutrient pathogen study. They didn't have those things at the P&Z Commission hearing. New information has been provided that supports the Board's previous decision of approval. This is a strong aquifer, a lot of water is well supplied and there is no evidence that there will be a negative impact on wells, the aquifer, or the neighbors. SWDH is the expert and they looked at this extensive study which says specifically that nitrates do not migrate off the properties. They will have to do a subdivision engineering report as part of the preliminary plat approval. SWDH is the expert on hydrology and geology and development in the area and they stated this study supports the application for individual wells and septic. They recognize there will be significant traffic, but that's not the issue. The appropriate analysis is the transportation study and review by the highway district and ITD and whether they meet their standard, what are levels of service out there, what levels of traffic do we have, do the intersections meet those standards, and do they need to build additional improvements as far as turn lanes and other things? Mr. Lakey said they acknowledge there are some things they have to do but that is part of the platting and review process. The traffic study shows they can and will meet the ITD and highway district standards and they will be actively involved in that review. The opposition wants low-density type of residential development and the applicants are asking for the same thing that pretty much all of those in opposition have right now. If they wait for the city it will be three to four times more dense, with more traffic, more infrastructure requirements, and it will change the character of the area. They want to preserve the rural residential quality that exists out there and do the same thing to maintain that high quality development that exists out there now. In response to Mr. Morrow's comments, he said we are having the second hearing, it's a brand new hearing that is not restricted in any way, and with that it moots the reconsideration issue because you are backing up before that. They would have another opportunity to address reconsideration if they choose to, but that issue is moot. There have been no negative responses as far as the fire district, and the applicants will meet their requirements and comply with fire flows and other required issues out there. They plan to use a pressurized irrigation system instead of individual wells and septic and that will reduce the water consumption by the residential units. Regarding the commercial aspect, they are talking about 80+ acres that are designated commercial under the comprehensive plan now and they are pulling that back significantly on both sites. There was a lot of testimony that this is a very good location, and Valley Wide chose it for that reason. It's a location for commercial that serves this rural residential type of development that exists out there so it's needed. The issues with waste water will be addressed before they can proceed. Mr. Lakey responded to questions from Commissioner Van Beek. The lot size will depend on the proposed use. There is not a lot of difference between C-1 and C-2, they are very similar, but C-2 is a very appropriate designation on this major transportation corridor. The impact from that commercial development has to be addressed before they can proceed. He addressed the proposed conditions from the opposition. The challenge is they want the infrastructure from the city even though we are outside the city. Curb, gutters, and sidewalks drive up costs but you're requiring lower density to do that. None of the

other rural residential development has that requirement out there. They plan to do paved public streets, drainage swales, and have quality homes with a rural feel – they are not city projects. We don't need a local park in this area as there are park facilities nearby. They will mitigate dust control. There is no indication the aquifer will be negatively impacted so we don't need additional conditions required. It doesn't make sense for a local improvement district in the county. They prefer to preserve dark skies. The neighbors have a list of what they feel are necessary traffic improvements as far as turn lanes and acceleration/deceleration lanes, but that's under the scope of the highway district and ITD and the applicants will act in good faith and meet the requirements of the highway district. If they deem that the access point needs turn lanes they will do that. The neighbors want a minimum residential floor plan size of 2,400 square feet; the applicants' intention is to have larger high-end quality homes and they will have CC&R's that make sure that is the case. The homes will be comparable to those that are out there. The neighbors want a condition that the majority of the homeowners approve any commercial development, but that doesn't make sense. You want commercial approved the same time residential is approved so people know what is there. There has been testimony that there is demand for this type of commercial property and they have given examples. This property has good access. With growth comes demand for commercial services and this type of commercial property tends to serve the rural residential character that's around it.

It was requested that William Morrow be given another opportunity to make comments. Mr. Morrow said it was clear when Mr. Lakey testified that he was advising the Board that it does not need to address the request for reconsideration, but that is contrary what Judge McKee has directed the Board to do. In other words, he gave bad advice; the judge has directed what the Board needs to do in this hearing. Mr. Lakey said that was his legal opinion, and he believes the Board is backing up past the reconsideration. Neither he nor Mr. Morrow is the Board's attorney. Mr. Wesley is the Board's attorney and whatever you do will be pursuant to his advice and in accordance in with the law. Commissioner Dale said we will follow the advice of our attorney and if there is a request for reconsideration following this hearing it will go to our attorney to say how does this fit with the Judge's order and if we need to take that up we will consider it at the appropriate time. Upon the motion of Commissioner Dale and the second by Commissioner Van Beek the Board voted unanimously to close public comment. There was discussion about how additional time is needed to review the information that has been submitted in this case. Upon the motion of Commissioner Dale and the second by Commissioner Van Beek, the Board voted unanimously to continue the hearing to July 23, 2020 at 3:00 p.m. for deliberation. The hearing concluded at 4:20 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM

CALDWELL, IDAHO     JULY 20, 2020

PRESENT:     Commissioner Pam White, Chair  
                  Commissioner Tom Dale, Vice Chairman  
                  Commissioner Leslie Van Beek

APPROVED APRIL 2020 TERM COMMISSIONER PROCEEDINGS AND SYNOPSIS

The Minutes of the Fiscal Term of April 2020 were read and approved and found to be a proper record of the proceedings of the Board of Commissioners of Canyon County, Idaho. Also approved was the synopsis for publication. Minutes of the Board of Canyon County Commissioners' meetings are on file in the Commissioners' Office and may be viewed upon request.

CONSIDER SIGNING A RESOLUTION GRANTING A TRANSFER ALCOHOL LICENSE TO EXTRA MILE #196

The Board approved a transfer Alcoholic Beverage License for Jacksons Food Stores, Inc., dba Extra Mile #196. (See resolution no. 20-124.)

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 9:02 a.m. to consider action items. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Director of DSD Tricia Nilsson and Deputy Clerk Jenen Ross. The action items were considered as follows:

***Consider signing a resolution granting a refund to Dell Jemmett / JS Farms for a property boundary adjustment fee:*** Director Nilsson explained they could accomplish the adjustment by amending a previous administrative land division and is requesting a full refund of \$300. Upon the motion of Commissioner Dale and second by Commissioner Van Beek the Board voted unanimously to sign the resolution granting a refund to Dell Jemmett/JS Farms for a property boundary adjustment fee (see resolution no. 20-125).

***Consider signing a resolution granting a transfer alcohol license to Extra Mile #196:*** Commissioner Dale said this is just a transfer/change of name and made a motion to sign the resolution granting a transfer of license to Extra Mile #196. The motion was seconded by Commissioner Van Beek and carried unanimously (see resolution no. 20-124).

The meeting concluded at 9:08 a.m. An audio recording is on file in the Commissioners' Office.

FY2021 PRELIMINARY BUDGET WORKSHOPS

The Board met today at 9:30 a.m. to conduct FY2021 preliminary budget workshops. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Facilities Director Paul Navarro left at 10:02 a.m., Clerk Chris Yamamoto, Controller Zach Wagoner and Deputy Clerk Jenen Ross. Fleet Director Mark Tolman, Dawn Pence and Ambulance District Director Michael Stowell participated via Webex. The workshops were as follows:

**Facilities:**

A budget discussion: No changes and working to reduce overtime pay;

B budget discussion: Professional consultant fees for the tent structure to have a full assessment on life left in the structure; Misc. professional services in case an outside contractor is needed for HVAC service; Idaho Power for Pod 6 which is now online and all electric, additionally, as of July 1<sup>st</sup> there has been an 7.25% rate increase; Elevator maintenance to include one elevator upgrade this fiscal year, there are 9 on the courthouse campus that are antiquated and will soon no longer be serviceable, Commissioner Dale would like to see replacement of 1-2 elevators included each year; Storage rental fees have increased; Satellite and cable TV has had a substantial increase to the box rental price; Monies have been set aside for ongoing training for certain positions; Security related items in order to start working thru the master plan; Janitorial supplies are up due to additional COVID-19 related supplies; Small office equipment as recommended by IT; Capital improvements include sidewalks around the campus, sealcoating and striping, exterior lighting, restroom upgrades, POE clocks in 20 courtrooms, ceiling tile replacements, buildings to be added to the DDC network (system that controls the heating and cooling) and lean-to for the shop. Bottom line is that this year's budget is less than last year. The Facilities portion of the meeting concluded at 10:02 a.m.

**Fleet:**

B budget discussion: Auto maintenance service increased due regular overspending of that line; Pushing cars bought in 2013 out another year; Service contracts reduced by \$1000; vehicle licenses, radio diagnostic equipment, radar equipment, freight costs, trainings, small equipment; Review of line items that have been reduced; Review of schedule for replacement vehicles for offices and departments and the cost savings; Request for part-time carwash person which would work out to be less than what is paid out for a SILD worker.

The meeting concluded at 10:29 a.m. An audio recording is on file in the Commissioners' Office.

AMEND AGENDA - EXECUTIVE SESSION PURSUANT TO IDAHO CODE SECTION 74-206 (1)(D) AND (I), RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH RISK MANAGER REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

The Board met today at 11:06 a.m. for an emergency meeting with officials from Canyon County and the City of Caldwell as well as representatives from Southwest District Health (SWDH). The

meeting took place in the public meeting room of the administration building located at 111 No. 11<sup>th</sup> Avenue in Caldwell. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Chief Civil Deputy P.A. Sam Laugheed, Chief Criminal Deputy P.A. Chris Topmiller, Sheriff Kieran Donahue, Chief Deputy Sheriff Marv Dashiell, Captain Mike Armstrong, Captain Harold Patchett, Facilities Director Paul Navarro, PIO Joe Decker, Caldwell Mayor Garret Nancolas, Caldwell Police Chief Frank Wyant, Eugene Smith from SWDH, Mike Kane, the Attorney for SWDH, and Deputy Clerk Monica Reeves. Commissioner Van Beek made a motion to amend the agenda to include an Executive Session pursuant to Idaho Code, Section 74-206 (1)(d) and (i) to discuss records exempt from public disclosure and attorney-client communication, and to communicate with the County's risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner Dale. A roll call vote was taken on the motion with Commissioners Dale, Van Beek and White voting in favor of the motion to enter into Executive Session. The motion carried unanimously. The Board went into Executive Session at 11:07 a.m. The Executive Session concluded at 12:05 p.m. with no decision being called for in open session. An audio recording is on file in the Commissioners' Office.

#### FY2021 PRELIMINARY BUDGET WORKSHOPS FOR THE CORONER'S OFFICE AND THE SHERIFF'S OFFICE

The Board met today at 1:31 p.m. for FY2021 preliminary budget workshops. Present were: Commissioners Pam White and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Coroner Jennifer Crawford, Chief Deputy Sheriff Marv Dashiell, Sheriff's Financial Manager David Ivers, and Deputy Clerk Monica Reeves. Sheriff Kieran Donahue arrived at 2:18 p.m., and Commissioner Tom Dale arrived at 2:57 p.m. The budgets were reviewed and highlights were as follows:

#### Coroner's Office – 1:31 p.m. to 1:40 p.m.

Coroner Crawford's only request is for new PC's and a new printer/scanner for the office as suggested by the IT Department. The coroner's workshop concluded at 1:40 p.m.

#### Sheriff's Office – 1:57 p.m. to 4:25 p.m.

The Sheriff's Office is seeking nine (9) additional fulltime employees:

- 2 additional fulltime staff at DL and two new work stations – this will allow driver's license doors to stay open until 5:00 p.m. (currently they are open until 4:00)
- 4 employees for inmate control, 1 for the supply team, and 2 for courts

When asked to prioritize the new position request, Chief Dashiell said the highest priority would be for jail operations, inmate control, and then driver's license. Courts staffing would be the lowest priority. Controller Wagoner said the cumulative total for 9 positions would be \$540,000 including benefits, but you can reduce that number by a certain amount because they will be displacing two part-time positions under courts/transport. Discussion ensued about revenue projections for



out-of-county housing. The major points for the Sheriff's budget include the new positions, and major decrease in the lease payment for Pod 6, it will go down by \$750,000. Clerk Yamamoto said his bottom line has been we're going to try and move forward into FY2021 with no new positions, but in working with the Sheriff's Office and they are requesting two new employees for driver's license it's hard to say no to that, but we had a very long conversation about the other seven positions. With Pod 6 and the two 12-hour shifts and they went through the numbers required and the people required per team per shift then those numbers started making sense. He holds tough on new positions, however, the Sheriff's Office has a situation where we have to make some exceptions.

The budget meeting concluded just prior to 4:00 p.m., and as the meeting was ending Commissioner Dale asked about use of a courtroom for a Southwest District Health Board meeting. Discussion ensued. The SWDH board meeting will take place on Thursday, July 23 at 10:00 a.m.

The meeting concluded at 4:25 p.m. An audio recording is on file in the Commissioners' Office.

#### JULY 2020 TERM

CALDWELL, IDAHO      JULY 21, 2020

PRESENT:      Commissioner Pam White, Chair  
                 Commissioner Tom Dale, Vice Chairman  
                 Commissioner Leslie Van Beek  
                 Deputy Clerk Jenen Ross/Monica Reeves

#### APPROVED CLAIMS ORDER NO. 7/24/20

The Board of Commissioners approved payment of County claims in the amount of \$146,919.23, \$99,801.90, \$149,134.46, \$68,520.58, and \$72,008.30 for accounts payable.

#### APPROVED LIQUOR CATERING PERMITS

The Board approved liquor catering permits for Raising Our Bar, LLC, dba Raising Our Bar for use on August 1, 2020, August 7, 2020, August 8, 2020, August 9, 2020, August 16, 2020, August 22, 2020, August 23, 2020, August 29, 2020, August 30, 2020, at Still Water Hollow; and for Continvo LLC dba Goodwood Barbecue Company for use on August 15, 2020, August 21, 2020 and September 17, 2020 at Still Water Hollow.

## LEGAL STAFF UPDATE AND CONSIDER AWARDING OFFICER'S BADGE AND DUTY WEAPON

The Board met today at 9:01 a.m. for a legal staff update and to consider a resolution awarding the badge and duty weapon to Deputy David Fudge. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Chief Civil Deputy P.A. Sam Laugheed, Deputy P.A. Mike Porter, Sheriff Kieran Donahue, Chief Deputy Sheriff Marv Dashiell, and Deputy Clerk Monica Reeves. Chief Dashiell reported that Deputy Fudge announced he is going to retire after 20 years with the Canyon County Sheriff's Office and they are requesting the Board's approval to award his badge and duty weapon. Upon the motion of Commissioner Dale and the second by Commissioner Van Beek, the Board voted unanimously to sign the resolution. (Resolution No. 20-126.) At 9:06 a.m. Sam Laugheed requested the Board go into Executive Session as follows:

### EXECUTIVE SESSION – PERSONNEL MATTER, RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND ATTORNEY-CLIENT COMMUNICATION, AND COMMUNICATE WITH RISK MANAGER REGARDING PENDING/IMMINENTLY LIKELY CLAIMS

Commissioner Dale made a motion to go into Executive Session at 9:06 a.m. pursuant to Idaho Code, Section 74-206(1) (b), (d) and (i) to discuss a personnel matter, records exempt from public disclosure and attorney-client communication, and to communicate with the County's risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner Van Beek. A roll call vote was taken on the motion with Commissioners Dale, Van Beek and White voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Chief Civil Deputy P.A. Sam Laugheed, Deputy P.A. Mike Porter, Sheriff Kieran Donahue, Chief Deputy Sheriff Marv Dashiell, and Deputy Clerk Monica Reeves. The Executive Session concluded at 9:49 a.m. with no decision being called for in open session.

## FY2021 PRELIMINARY BUDGET WORKSHOP MEETINGS FOR THE PARKS DEPARTMENT AND THE COUNTY AGENT

The Board met today at 9:52 a.m. to conduct the FY2021 preliminary budget workshop meetings for the Parks Department and the County Agent. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Parks Director Nicki Schwend, and Deputy Clerk Monica Reeves. Via Webex: Jerry Neufeld and Debbie Lowber from the County Agent's Office. The budgets were reviewed as follows:

### **Parks Department – 9:52 a.m. to 10:33 a.m.**

The Board reviewed the budget line-by-line with Director Schwend who reported on upcoming plans for the department. There are no requests for new positions. There was discussion

regarding the recommendations for improvements to the gun range. It was recommended she purchase a truck and replace a lawnmower.

**County Agent – 10:34 a.m. to 10:50 a.m.**

The Board reviewed the budget with Mr. Neufeld. County Agent contracts for \$55,542 which includes funds for the fair aide, the master gardener program, the U of I reimbursement for each educator's salary, checkbook audit, and the 4-H coordinator position. (He is seeking an \$8,000 increase in that position.) Other increases include: \$500 increase for one more cell phone so staff can take 4-H phone calls; \$2,000 for buildings supplies and materials for vinyl flooring, repair stucco, and paint the building; and \$1,000 for computers. Controller Wagoner said the most significant change is the contribution increase for the 4-H program coordinator. Back in 2011 the County began contributing for this position at roughly \$31,000, and since then our contribution has increased by \$1,200 during that 10-year phase. Now they are asking it to increase by \$8,000 year after year. Clerk Yamamoto asked what the duties of the 4-H coordinator position are in relation to the fair, in particular this year when they are only doing 4-H and FFA. Mr. Neufeld said the 4-H coordinator is a year-round fulltime position and she works with the 4-H extension educator because it's a big program and it takes a lot of people to do that. The fair aide comes on in early June and helps the educator with the agent's office with preparations for the fair. Commissioner Van Beek asked questions regarding funding for the position.

The meeting concluded at 10:50 a.m. An audio recording is on file in the Commissioners' Office.

**FY2021 PRELIMINARY BUDGET WORKSHOP MEETINGS FOR THE PUBLIC DEFENDER**

The Board met today at 1:35 p.m. to conduct the FY2021 preliminary budget workshop meeting for the Public Defender Department. Present were: Commissioners Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Public Defender Aaron Bazzoli, Assistant Public Defender Scott James, and Deputy Clerk Monica Reeves. Commissioner Pam White arrived at 1:53 p.m. The budget line items were reviewed. He is hoping to get to at least \$655,877 again this year. They have asked for one more attorney to make up the amount they are behind, but it may not be realistic. They still have \$113,000 for one attorney position. Commissioner Van Beek had questions regarding the anticipated revenue amounts. Mr. Bazzoli said he is not seeking anymore employees, but if they don't get the grant money for the one employee they will be asking the Board to cover it. If the Public Defense Commission (PDC) says they cannot have a new attorney or support staff member but will provide the same attorney under the grant, he will not ask for another employee. He has talked to the Clerk and Controller about a paralegal who is going to law school in August and her salary is in the \$52,000 range but he'd like to add \$10,000 to that and create it as a new attorney position, but if he gets the attorney position from the PDC he won't do that. The meeting concluded at 2:01 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM  
CALDWELL, IDAHO    JULY 22, 2020

PRESENT:     Commissioner Pam White, Chair  
                 Commissioner Tom Dale, Vice Chairman  
                 Commissioner Leslie Van Beek  
                 Deputy Clerk Monica Reeves

#### APPROVED PURCHASE ORDER

The Board approved the following purchase order:

- Tacoma Screw Products, Inc., in the amount of \$1,924.42 for the Parks Department

#### BOARD OF EQUALIZATION MATTERS TO REVIEW PTR APPLICATIONS

The Board met today at 8:30 a.m. for a board of equalization matter, to review property tax reduction (PTR) applications. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Assessor Brian Stender, and Deputy Clerk Monica Reeves. Assessor Stender said this is a formality, the Assessor's Office finished their portion of the PTR program and they are a little late but the state tax commission is aware of that. He presented the Board with an initial certification of property tax reduction roll which indicated the following:

- Total number of applicants: 4,576 (which represents a 10% increase over last year)
- Total amount of reduction claim: \$ 4,112,420 (this is the amount the County will see from the Idaho State Tax Commission to help pay for property taxes)

Following Assessor Stender's report, commission Van Beek asked if there has been any new information regarding the CARES Act. A brief discussion followed. He reported his office is looking at the possibility of changing the office hours to 7:00 a.m. to 3:00 p.m. since it's getting hot and people have to stand in line outside. No Board action was required or taken. The meeting concluded at 8:37 a.m. An audio recording is on file in the Commissioners' Office.

#### FY2021 PRELIMINARY BUDGET WORKSHOP MEETING FOR THE CLERK'S OFFICE

The Board met today at 9:00 a.m. to conduct the FY2021 preliminary budget workshop meeting for the Clerk's Office. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Raena Bull and Jess Urresti from the Clerk's Office, Emily Howell from the Recorder's Office, Yvonne Baker and Camille Tilden from the Indigent Services Office, Haley Hicks and Robin Sneegas from the Elections Office, other

employees from the Clerk's organization, and Deputy Clerk Monica Reeves. The budgets for the Clerk's Office were reviewed and significant items are noted below:

**Auditor's Office:**

- The County Auditor has received over \$600 million in revenue
- FY2021 is a decrease from the 2020 amended budget
- \$5,000 increase in miscellaneous professional services which is for ADP, the payroll service
- Increase to service contracts which includes software contracts for the property tax system and accounting software
- Computer replacement recommendations from IT
- \$8,000 for a new copier

Clerk Yamamoto spoke of how they are short on staff and have not been able to hire the talent they need because they do not pay enough, but they are making do which is a testament to the Controller and his staff.

**Recorder's Office**

Emily Howell reported on the office's accomplishments and goals.

- Seeking \$4,000 to expand/remodel the vault to create 24 more shelves and 27 more drawers
- Seeking funds for post-binding books
- \$8,000 for a new copier
- \$1.7 million in revenue for the Recorder's Office

Clerk Yamamoto said he does not have an administrative assistant so they will under-fill that position and add another person to the Recording division

**Elections Office**

Haley Hicks reported on the activities in the Elections Office. The COVID situation and given this is a Presidential election year have both had a tremendous impact on the office. They conducted a successful runoff election from their office as the sole polling location. Clerk Yamamoto said it would be easier if we had all absentee voting rather than an in-person vote in November. He understands the concerns with a mail-in vote but given the circumstances of possibly not being able to get enough poll workers (a minimum of 550), and the concern with using the new equipment for a Presidential election he would prefer all-mail absentee voting. Budget requests include:

- \$23,000 for a new envelope stuffer and an envelope slicer: (The CARES Act could cover the cost of the equipment since it's necessary because of increased mail activity related to COVID)
- \$20,000 for new desks and cabinetry for the office

There was discussion regarding the new elections equipment that was acquired in FY2020. Clerk Yamamoto said he is in negotiations to sell the ES&S 850 tabulators, and prior to COVID there were

two Idaho counties who were interested but that has since changed. Currently there is high interest from Cuyahoga County, Ohio in purchasing both machines and so they are working on a price which he anticipates to be \$75,000. Commissioner Van Beek asked about the \$25,000 for election supplies which includes (thermal rolls for poll pads, the controller and scanner). Ms. Hicks said it covers anything they need to provide to polling sites when it comes to supplies. Commissioner Van Beek asked her to provide a cost comparison for the two different scenarios - in-person voting vs absentee voting, but Clerk Yamamoto believes the request for breakdown information is over the top.

**Clerk of the Court:**

Jess Urresti and Raena Bull reported on the department’s activities. They are requesting \$18,750 for personnel changes. They want to change a Clerk III position to a Clerk IV to act as the district court lead position; and they are asking that the magistrate secretary positions that were transferred from the TCA go from being administrative judicial assistant positions to Clerk III positions. They are sworn deputy clerks and they perform their regular secretarial duties as well as clerk duties. They currently have four magistrate secretaries, however, one is already a clerk position so only three need to be changed.

**Indigent Services Office:**

Director Baker reported that the department’s workforce is being reduced from 12 employees to 7 employees. Overall the applications have decreased by 51%, the approval rate for medical applications have decreased by 14%, the number of involuntary mental hold cases have increased by 13%, the number of cremation applications has decreased by 16%; and the reimbursement payments to the County have decreased by 12%. In FY2020 \$75,000 was budgeted for the Community Clinic and the Canyon Recovery Center, but the initial funds went to the Community Clinic and her proposal is that both entities receive equal amounts, whatever the amount is decided by the Board. There was discussion about the significant expense associated with mental hold cases.

The meeting concluded at 10:23 a.m. An audio recording is on file in the Commissioners’ Office.

**MEETING WITH PARKS DIRECTOR REGARDING HISTORIC PRESERVATION COMMISSION FY2021 GRANT RECOMMENDATIONS**

The Board met today at 10:29 a.m. for a meeting with the Parks Director regarding the Historic Preservation Commission (HPC) FY2021 grant recommendations. Present were: Commissioners Pam White, Tom Dale, and Leslie Van Beek, Parks Director Nicki Schwend, Parks Program Manager July McCoy, Deputy P.A. Zach Wesley, and Deputy Clerk Monica Reeves. Twelve applications were received from eight different agencies requesting a total of \$123,835.00. The HPC is recommending funding in the amount of \$90,235 for the following 10 potential projects:

**American Legion, Joseph H. Murray Post 18 – Nampa American Legion Chateau:**

- Chateau water mitigation, repair and mail hall ceiling restoration

- Requested amount: \$45,000
- **Amount HPC recommends: \$45,000**

#### **Canyon County Historical Society**

- Photo archiving equipment at the Nampa Train Depot
- Requested amount: \$4,589
- **Amount HPC recommends: \$4,589**

#### **Friends of Caldwell Public Library**

- Map and historic document preservation
- Requested amount: \$1,650.00
- **Amount HPC recommends: \$1,650**

#### **Friends of Deer Flat Wildlife Refuge**

- Resource management plan
- Requested amount: \$10,000
- **HPC recommends: \$10,000**

#### **Historical Society of Middleton**

- Survey of downtown Middleton (Project 1)
- Requested amount: \$3,000
- **HPC recommends: \$3,000**
  
- Preservation plan for downtown Middleton (Project 2)
- Requested amount: \$5,000
- **HPC recommends: \$5,000**

#### **Melba Valley Historical Society**

- Museum exterior wall insulation
- Requested amount: \$14,196
- **HPC recommends: \$14,196**

#### **Nampa Public Library**

- Images of Nampa Past photo printing and mounting
- Requested amount: \$1,000
- **HPC recommends: \$1,000**

## Warhawk Air Museum

- 360 degree virtual tour operating system upgrade and repairs: Phase 1
- Requested amount: \$3,000
- **HPC recommends: \$3,000**
  
- Veterans history project website hosting security upgrades: Phase 1
- Requested amount: \$2,800
- **HPC recommends: \$2,800**
  
- 360 degree virtual tour platform upgrade: Phase 2
- Requested amount: \$9,600
- **HPC recommends: \$0**
  
- Veterans history project Vimeo conversion and security: Phase 2
- Requested amount \$24,000
- **HPC recommends: \$24,000**

Director Schwend reported that all projects meet the qualifications. Commissioner Dale said they are worthy projects and he made a motion to approve the grant recommendations presented by the HPC. The motion was seconded by Commissioner Van Beek and carried unanimously.

## CONSIDER A REQUEST BY PECKHAM LAND TRUST TO CREATE A CAFO SITING ADVISORY TEAM

The Board met today at 11:22 a.m. to consider a request by Peckham Land Trust to create a CAFO (Confined Animal Feeding Operation) siting advisory team. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, and Deputy Clerk Monica Reeves. Present via Webex: DSD Director Tricia Nilsson and DSD Planner Jennifer Almeida. Staff requested the Board to sign a resolution creating a CAFO siting advisory team to view the property located at 27753 Peckham Rd., Wilder, Idaho, and along with that to sign a letter to the Idaho State Department of Agriculture requesting a CAFO Siting Advisory Team review. Following discussion, Commissioner Dale made a motion to sign the letter and the resolution. (Resolution No. 20-127.) The meeting concluded at 11:34 a.m. An audio recording is on file in the Commissioners' Office.

## PUBLIC HEARING TO CONSIDER A REQUEST BY NEIL & SHERRIE FULLMER FOR APPROVAL OF A PRELIMINARY PLAT, FINAL PLAT, AND IRRIGATION PLAN & DRAINAGE PLAN FOR THREE FORKS ESTATES SUBDIVISION, CASE NO. SD2018-0021



The Board met today at 1:33 p.m. to conduct a public hearing in the matter of a request by Neil and Sherrie Fullmer for approval of a preliminary plat, final plat, and irrigation and drainage plan for Three Forks Estates Subdivision. Present were: Commissioners Pam White and Tom Dale and Deputy Clerk Monica Reeves. Present via Webex: DSD Director Tricia Nilsson, DSD Planner Jennifer Almeida, Jake Fullmer and Will Mason. Commissioner Leslie Van Beek joined the hearing via Webex at 1:39 p.m. Jennifer Almeida gave the oral staff report. The development consists of four residential lots and is located in an "R-R" (Rural Residential) zone. The subject property is located on the north side of Lake Shore Dr. approximately 1130 ft. east of the intersection of Dearborn Road and Lake Shore Drive. The Planning and Zoning Commission recommended approval of this case on May 16, 2019. All lots meet the two-acre average minimum lot size. The property is designated as residential on the future and use map and is adjacent to existing residential uses which include a platted subdivision along the western boundary. The project contains four residential lots and one private road lot and it will utilize individual domestic wells and septic systems. Pressurized irrigation and an internal private road will serve the four lots. Keller and Associates has reviewed the plats as well as the construction drawings. There were no written objections to the plat, and all signatures have been obtained on the plat mylar. Staff is recommending approval of the preliminary plat, final plat, and the irrigation and drainage plan. Will Mason testified they have met all preliminary plat requirements; they constructed everything on the project prior to bringing it to the Board. Upon the motion of Commissioner Dale and the second by Commissioner White, the Board voted unanimously to close public comment. Commissioner Dale made a motion to approve the preliminary plat and final plat, as well as the irrigation and drainage plan. Chairman White was authorized to sign the final plat. Commissioner Van Beek voiced her support for this project. Upon the motion of Commissioner Dale and the second by Commissioner Van Beek, the Board voted unanimously to sign the findings of fact, conclusions of law and order. The hearing concluded at 1:41 p.m. An audio recording is on file in the Commissioners' Office.

#### PUBLIC HEARING TO RECEIVE COMMENT ON THE TENTATIVE FY2021 BUDGET

The Board met today at 2:33 p.m. to receive public comment on the tentative FY2021 budget. Present were: Commissioners Pam White, Tom Dale, and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Chief Civil Deputy P.A. Sam Laugheed, Jaye Jaye Johnson, Claudia Frent, Larry Stevenson, and Deputy Clerk Monica Reeves. Via Webex: ElJay Waite, Robert Turner, IT Director Greg Rast, Jennifer Mercado from the Treasurer's Office, Treasurer Tracie Lloyd, and Rachel Spacek from the Idaho Press-Tribune. Assessor Brian Stender arrived at 3:18 p.m.

Commissioner White referenced emails the Board received from Hubert Osborn and Ron Harriman, both of which were read into the record by Commissioner Dale. The emails questioned: the components of the \$9 million increase, and said claiming to lower the levy by 11% is a reflection of the total budget request and the non-exempt value based appreciated values, and that lacking the new construction totals defies an in-depth look at the true total tax request. Where is the 2020 balance sheet, it calls for transparency. The forgone amount should be disclaimed.

Jaye Jaye Johnson said the budget in brief is supposed to be a simplified version for the public and the one that's online is not in a balanced statement or a financial statement and so there is no way to compare it to previous years. There was a nearly 52% increase in property taxes (\$2 million) year over year yet there is a \$10.6 million fund allocated in case revenue and expenses are not met. You are raising property taxes but you're also saying if the government can't meet expenses we have increased over 10% of what we need just in case we can't budget. Ms. Johnson asked what the other expenses are, and if we had capital expenditures why aren't they line itemed. Why are there salary increases that are automatic to department heads every year and why aren't those transparent? Commissioner Dale said the compensation plan is available and transparent and anyone can ask for it and see the steps that are there for longevity and certifications.

Claudia Frent asked what the Board's stance is on property tax. She spoke about the doubling of property values and how residents need some relief because while levies have gone down property taxes still go up. She said young families cannot afford to buy homes in Idaho any longer, and perhaps a solution would be to bring in property taxes from new home sales or purchases for a bit of a freeze because our economy does not support home prices. Commissioner Dale encouraged Ms. Frent to submit those ideas to the legislature.

Commissioner Van Beek asked what the cumulative total is for the step increase is for all County positions for FY2021. Controller Wagoner said they are still working on developing the 2021 budget and nothing has been included at the moment, but there have been some requests for new positions and certain positions to be upgraded but nothing for a countywide across-the-board increase in compensation. Clerk Yamamoto said with the compensation plan, the longer it goes on attrition starts to work; for instance, with the step program there will be people at the five-year mark who will get an increase in salary, but as people leave their replacements come in at a lower salary so it starts to even out as we go through the years.

Larry Stevenson focused his comments on the Assessor's budget and suggested ways to reduce that budget. He reviewed what he believes are points of inaccuracies on the following line items: operating revenues, salaries and benefits, professional litigation expenses, miscellaneous professional services, and total expenses. Perhaps it's time for taxpayers to call for independent audits starting with the Assessor's Office. (A copy of Mr. Stevenson's written comments is on file with this day's minute entry.)

ElJay Waite submitted a list of 17 questions, a copy of which is on file with this day's minute entry. He said the 16-page budget in brief document that was prepared this last year was a good start and even though there are objections to how it looks he believes it's a document that could provide the Board and document with an ease of discussion where you can talk about what's really gone on in the budget and why it's in its best format. He complimented the Clerk for putting it out. Today he asked the following questions:

*How does the 2021 requested budget address the legislature's and taxpayer's efforts to provide property tax relief?* He was very concerned about the format of the bill that was presented last year about freezing property taxes, which would be detrimental to the County.

*What are the Commissioner's positions on property tax relief and what are they doing to permanently reduce taxes?* Commissioner Dale said the Idaho Association of Counties is working on this and the County is giving input at every opportunity. Clerk Yamamoto said at the last legislative session they spent many days at the capitol and offered their services outside of the meetings, but very few of the legislators took them up on that offer. He said they need to include county officials to be part of the committee so they can talk about the complications and nuances of property tax, but they decided not to do that. He does not know where they are going to end up. The Clerk said the County is trying figure out what Governor Little is going to do with the CARES Act money as part of property tax relief, but it's been a "hot potato" and we don't know where it's going to end up but he hopes to have the numbers soon. We are running through our normal budget procedures and then we'll see what the state will do and we will go from there.

*What amount of property tax incentives granted to businesses will expire and be added to the 2021 budget?* Controller Wagoner said if that property is within an urban renewal agency that is increment value that is not available to the county for property tax purposes. That information will be provided during the budget process.

*When will the new revenue projections and new expenses be presented to the Board?* Controller Wagoner said they are very closely watching information from the state related to sales tax revenues, and they are anxiously awaiting June's report. The numbers are still being reviewed and prepared. The Clerk's suggested budget is scheduled to be presented on Monday and they will have numbers by then and we'll have a couple weeks until a tentative budget is published so we'll continue to monitor and evaluate those significant revenue sources.

*The 2020 budget allocated \$500,000 to a capital construction fund as requested by Commissioner White. How was this amount funded and will it be increased in the 2021 budget? Is there a way we can increase that number annually so that the Board has more opportunity to create capital funding for future projects?* In the budget we have ongoing revenues for salaries/benefits for operating supplies, repair and maintenance at certain levels but there is probably a need for more allocation towards capital replacements than is currently in the county budget. Controller Wagoner said we are operating in a different world today than we were a year ago and it's appropriate as we develop the 2021 budget that we carefully evaluate needs and the burden that will be placed on property taxpayers. Clerk Yamamoto said the suggested budget will keep property taxes as low as possible so you will not see an increase in the capital line in his suggested budget. Commissioner Van Beek asked if the Clerk will support the Controller's commitment to the \$500,000, just not exceeding. Clerk Yamamoto said they are not done yet so he is not going to commit to anything, but he thinks we can do the \$500,000 but it won't be more than that. Controller Wagoner said we are hopeful the revenue projections are realized and received, but it's still a process and we are still in the FY2020 budget process. Discussion ensued.

Commissioner Van Beek asked for the Clerk's position on disclaiming forgone. Clerk Yamamoto said he will not disclaim the forgone amount. Controller Wagoner said the only reason forgone is available is because you didn't take it in the first place, so there is a savings there by not taking it and that savings is permanent. You cannot go back and change the property tax levy for prior years. Discussion ensued.

Mr. Waite said we are going to see an increase in new construction revenue and so he strongly suggests the Board consider using a percentage of that every year to add to their capital construction funds because it's under-funded. If you start now small steps will be a big help in the future. Commissioner Dale believes that is a good idea.

*How does the 2021 budget address jail overcrowding and new jail facilities?* The jail lease started in 2018 in current expense and he noticed now it's in the Sheriff's budget and he thought the construction of buildings and payment of buildings was a Commissioner responsibility and the operation of a building was the Sheriff's so he is concerned that if that money is not transferred back to the current expense fund with the revenues and expenditure that's needed that that money will be absorbed into the Sheriff's budget and it will not be used for its intended purpose. The intended purpose of raising taxes \$2.25 million several years ago was to address jail overcrowding and add beds. He believes the Board should move that amount of property tax and the expense back into the current expense budget so that when it's paid off you'll still have that revenue to move forward and add more beds in the future. Controller Wagoner said currently the lease payment is included in the justice fund. The County has established a justice fund, and the major activity in the justice fund are the Sheriff's responsibilities and because housing prisoners is a Sheriff's responsibility we have included that expenditure in the justice fund. Commissioner Van Beek asked what that would look like if it were put back in current expense. Controller Wagoner said the County will pay the same dollar amount whether it comes from the justice fund or the current expense fund. We can discuss transferring it to a different fund, but we'll still have to make the same payment. Clerk Yamamoto said we were lucky we had the luxury of moving that into the justice fund. We try to do everything we can to keep the current expense unencumbered as much as possible because that's the only fund where we have any leeway. Mr. Waite said the payment has dropped down to \$1.5 million and what was originally requested for jail overcrowding of \$2.25 million, part of that has already been absorbed in the justice fund, it has not be transferred back to the current expense so in order to eliminate any future problems with what this could do he recommends it be transferred back to the current expense fund and we will have that \$700,000 that is necessary for the lease payment to go into the capital construction fund.

Jaye Jaye Jonson asked where can the public find where the planning comes from as far as technology being implemented to streamline costs and eliminate waste. Commissioner Dale said that's a good idea. Two departments have saved a lot of money on contracts and equipment while increasing services.

Treasurer Tracie Lloyd said we all strive to be more efficient and look for innovative ways to save taxpayer money.

Robert Turner spoke about his experience with real estate booms and the subsequent recessions which created a terrible problem for the community where the high property taxes remained in place. He said it was said there is a leeway with justice fund, but those funds shouldn't be in a leeway fund they need to be allocated and if they become a savings then those can roll over year-to-year in the budget and eventually, through a Board vote, they can reallocate those savings to other projects whether it be capital purchases, or building funds or community improvement funds. Having those funds on hand and a very fiscally minded budget is essential. He also spoke about the importance of having performance standards for employees. Commissioner Dale said we do not encourage or allow a budget that has excess money. The elected officials are very careful with their spending, and we look forward to having money left over that goes into fund balance which is basically a savings account and that money is available to be allocated for emergency situations. We try our best to follow those safe and secure, tried and true financial principals. Mr. Turner said the County's website, particularly the property lookup portion, is antiquated when compared to Kootenai County's or Ada County's site. It should be more user friendly.

The hearing concluded at 4:04 p.m. An audio recording is on file in the Commissioners' Office.

#### JULY 2020 TERM

CALDWELL, IDAHO     JULY 23, 2020

PRESENT:     Commissioner Pam White, Chair  
                 Commissioner Tom Dale, Vice Chairman  
                 Commissioner Leslie Van Beek  
                 Deputy Clerk Jenen Ross/Monica Reeves

#### APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- D&B Supply in the amount of \$128,086.80 for the Emergency Management Office
- BOE in the amount of \$7,713.00 for the Information Technology Department
- BOE in the amount of \$8,154.00 for the Information Technology Department

#### APPROVED CLAIMS ORDER NO. 7/24/20

The Board of Commissioners approved payment of County claims in the amount of \$299.32 for accounts payable.

#### MEETING TO CONSIDER ACTION ITEMS

The Board met today at 8:45 a.m. to consider action items. Present were: Commissioners Pam White, Tom Dale and Leslie Van Beek, Case Manager Terri Salisbury, Treasurer Tracie Lloyd arrived at 8:50 a.m. and Deputy Clerk Jenen Ross.

Commissioner Van Beek made a motion to issue a final approval with written decision within 30 days on case no. 2020-536. The motion was seconded by Commissioner Dale and carried unanimously.

Upon the motion of Commissioner Dale and second by Commissioner Van Beek the Board voted unanimously to issue an initial approval for case no. 2020-969 with a written decision within 30 days.

Commissioner Van Beek made a motion to issue final denials with written decision within 30 days on case nos. 2019-1435 and 2019-1034. The motion was seconded by Commissioner Dale and carried unanimously.

Upon the motion of Commissioner Dale and second by Commissioner Van Beek the Board voted unanimously to issue initial denials with written decisions within 30 days on case nos. 2020-807, 2020-877, 2020-879, 2020-869, 2020-826 and 2020-871.

Release of liens were presented for Board signatures.

***Consider signing the Treasurer's tax charge adjustments by PIN for June 2020:*** Treasurer Lloyd addressed questions posed by Commissioner White and Commissioner Van Beek. Upon the motion of Commissioner Dale and second by Commissioner Van Beek the Board voted unanimously to sign the Treasurer's tax charge adjustments by PIN for June 2020.

The meeting concluded at 8:54 a.m. An audio recording is on file in the Commissioners' Office.

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

The Board met today at 9:01 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioner Pam White, Tom Dale and Leslie Van Beek, Deputy P.A.

Brad Goodsell, Chief Deputy P.A. Sam Laugheed, Deputy P.A. Zach Wesley, Deputy P.A. Mike Porter, Elections Supervisor Haley Hicks left at 9:06 a.m., Landfill Director David Loper left at 9:09 a.m., Treasurer Tracie Lloyd, Fair Director Diana Sinner and Deputy Clerk Jenen Ross.

***Consider signing a resolution designating polling locations for the August 25, 2020 election:*** These polling locations are for the Middleton school levy along with a West Ada school levy. There are 10 locations that have possible eligible voters. Ms. Hicks reviewed the changes to polling locations. Upon the motion of Commissioner Dale and second by Commissioner Van Beek the Board voted unanimously to sign the resolution designating polling locations for the August 25, 2020 election (see resolution no. 20-128).

***Consider signing notification of lowest responsive bid regarding FY2020 Pickles Butte Sanitary Landfill Well Abandonment Project Solicitation of Bids:*** Mr. Goodsell said all the bids have been reviewed for compliance and believes they are all responsive. The lowest responsive bid was received from Cascade Drilling, LP. Upon the motion of Commissioner Dale and second by Commissioner Van Beek the Board voted unanimously to sign the notification of lowest responsive bid regarding FY2020 Pickles Butte Sanitary Landfill Well Abandonment Project Solicitation of Bids. A copy of the letter is on file with this day's minutes.

Mr. Goodsell discussed four letters that were received from William Punkoney with White Peterson Attorneys on behalf Golden Gate Irrigation District making claims on tax deed. He explained these claims are premature and no excess funds exist until after the sale of the property if they sell at the tax deed auction. The Board signed a letter prepared by Mr. Goodsell notifying Mr. Punkoney of this information. At the request of Commissioner Van Beek, Treasurer Lloyd reviewed the process for taking a property for tax deed. A copy of the letter is on file with this day's minutes.

EXECUTIVE SESSION – PERSONNEL MATTER, RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND ATTORNEY-CLIENT COMMUNICATION

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

Commissioner Van Beek made a motion to go into Executive Session at 9:13 a.m. pursuant to Idaho Code, Section 74-206(1) (b) and (d) regarding personnel matters, records exempt from public disclosure and attorney-client communication. The motion was seconded by Commissioner Dale. A roll call vote was taken on the motion with Commissioners Van Beek, White and Dale voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were Commissioners Pam White, Tom Dale and Leslie Van Beek, Chief Deputy P.A. Sam Laugheed, Deputy P.A. Brad Goodsell, Deputy P.A. Zach Wesley, Deputy P.A. Mike Porter, Fair Director Diana Sinner, Treasurer Tracie Lloyd and Deputy Clerk Jenen Ross. The Executive Session concluded 10:01 a.m. with no decision being called for in open session.

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

PUBLIC HEARING – ERICK MCLAUGHLIN'S REQUEST FOR A REZONE, CASE NO. RZ2020-0002

The Board met today at 10:04 a.m. to conduct a public hearing in the matter of a request by Erick McLaughlin for a rezone from "A" (Agricultural) to "R-1" (Single Family Residential), Case No. RZ2020-0002. Present were: Commissioners Pam White and Leslie Van Beek, DSD Director Tricia Nilsson, Erick McLaughlin, and Deputy Clerk Monica Reeves. Present via Webex: DSD Planner Dan Lister, Ruth Volkert, Tom Gorski and Callie Gorski. Dan Lister gave the oral staff report. The 5.26 acre property is located at 24433 Hartley Lane, Middleton. In 2009 a conditional use permit (CUP) was approved for the same request and at that time Mr. McLaughlin requested the property be divided into four lots with three one-acre lots and one 2.5-acre lot, but the CUP expired because they didn't do the platting that was required at that time. This time the applicant is only requesting that it be divided into two lots although he doesn't want his ability for future splits to be taken away. On May 28, 2020, the Planning and Zoning Commission recommended denial of the request because they believe a rural residential zoning is more appropriate in this area. Development will come later through the platting process. Staff is recommending approval of the rezone. Following his report, Mr. Lister and Director Nilsson responded to questions from the Board. Erick McLaughlin gave testimony regarding irrigation access, specifically that there will be no Black Canyon irrigation going down Cowboy Lane, as it has nothing to do with this parcel. He has been using his ingress/egress on Hartley Lane since 1992. He stated that anything he splits will fall into the CC&R's which will make them responsible for the road maintenance which is already there. According to Mr. McLaughlin the road, power, and irrigation were addressed in 2006. He has planted hundreds and hundreds of trees on his property for privacy and to make it nice for the area. In 2009 the neighbors didn't object, but now they are objecting which he finds surprising. His request is to do one 1-acre parcel and one 4.25 acre for his house. Tom Goreski testified that his concerns were addressed in a previously submitted letter regarding development, the infrastructure of the current road, and irrigation. Callie Goreski testified that her biggest concern was more urbanization; the neighborhood is beautiful and they were concerned about there being multiple homes. She appreciates Mr. McLaughlin planting so many trees on the property. Upon the motion of Commissioner Van Beek and the second by Commissioner White, the Board voted unanimously to close public comment. Commissioner Van Beek said it looks like the agencies who have weighed in do not have any objections, and due diligence will be done during the platting stage. She likes this project and what the applicant is proposing. Commissioner White said it sounds like it will be a beautiful area and will be a legacy to his family. Upon the motion of Commissioner White and the second by Commissioner Van Beek, the Board voted unanimously to sign the findings of fact, conclusions of law, and order and the ordinance for Case No. RZ2020-0002. (See Ordinance No. 20-019.) The hearing concluded at 10:44 a.m. An audio recording is on file in the Commissioners' Office.



## ELECTED OFFICIALS MEETING TO DISCUSS COVID-19 UPDATES

The Board met today at 1:34 p.m. for an elected officials meeting to discuss COVID-19 updates. Present were: Commissioners Tom Dale (left at 2:20 p.m.) and Leslie Van Beek, Commissioner White joined at 2:00 p.m. and left at 2:31 p.m., Sheriff Kieran Donahue, PIO Joe Decker, EOM Christine Wendelsdorf, Chief Deputy P.A. Sam Laugheed, Controller Zach Wagoner, Treasurer Tracie Lloyd, Coroner Jennifer Crawford, Mayor of Wilder Steve Rhodes, Assessor Brian Stender, Director of SWDH Nikki Zogg joined at 1:40 p.m. and Deputy Clerk Jenen Ross. Nampa City Mayor Debbie Kling and Kirk Carpenter for the City of Nampa participated via teleconference.

The following updates were provided:

- Sheriff Donahue:
  - Update on Pod 6 door hinges
  - He has about 10 employees affected by COVID-19
  - IDOC is still on lockdown so the jail is holding approximately 80 state inmates
- EOM Christine Wendelsdorf:
  - Working on a PPE order and reviewed agencies and departments the order will encompass and what will be included in the order. The order will be place on two POs for a total of \$873,507.26, this will be reimbursable thru the CARES monies
  - All PPE will be shipped to the county so Ms. Wendelsdorf can distribute and track
- SWDH Director Zogg:
  - One employee has tested positive and 8 others have had contact with that employee
  - Between 7/15 and 7/22 Canyon County has gone from 2000 cases to 3473; From 7/17 to 7/19 there have been 26 hospitalizations and 2 deaths in Canyon County; 16 long-term care facilities have had outbreaks; provided a review of where they're seeing cluster outbreaks
  - Discussion regarding vaccine test trials and margin of error on tests
- Commissioner White:
  - With help from Joe Decker the Board is planning to put out a statement regarding face coverings stating that the County is not making retailers require face coverings as perceived; Mr. Decker read the statement into the record
- Commissioner Dale:
  - The SWDH Board voted to approve the recommendation of face coverings but not a mandate

- Sheriff Donahue expressed his appreciation of his team during the meeting along with the City of Caldwell and Caldwell PD
- Controller Zach Wagoner:
  - Awaiting further information on the Governor's property tax proposal
- Treasurer Tracie Lloyd:
  - The tax study group will meet on the 21<sup>st</sup> to look at how property taxes are handled in Idaho and the legislative meeting will happen the following Wednesday; subcommittees will be put together for additional input
- Assessor Brian Stender:
  - Update on items his office has been working thru including reappraisals
- Chief Deputy P.A. Sam Laugheed:
  - 3<sup>rd</sup> District Court administrative order states that all jury trials have been suspended indefinitely for the time being
- Kirk Carpenter:
  - 36 employees are either in quarantine or affected by the virus in some way
  - Looking to place a PPE order for city employees and are working with citizens to practice social distancing orders or use a face coverings when necessary
- Mayor Steve Rhodes:
  - All of their city offices are still open although encouraging citizens to pay their utility bills either online or use the drop box at city hall
  - The fire department call volume was down but is going up again; CCAD provides all their PPE

Sheriff Donahue moved to adjourn the meeting at 2:38 p.m. An audio recording is on file in the Commissioners' Office.

RESCHEDULE THE PUBLIC HEARING REGARDING A REQUEST BY KARCHER FARM, LLC AND SS KARCHER, LLC FOR A COMPREHENSIVE PLAN MAP AMENDMENT AND CONDITIONAL REZONE

The Board met today at 3:02 p.m. to go on the record reschedule the deliberation regarding the request by Karcher Farm, LLC and SS Karcher, LLC, for a comprehensive plan map amendment and conditional rezone. Present were: Commissioners Pam White and Leslie Van Beek, Todd Lakey, David Palfreyman, and Deputy Clerk Monica Reeves. Present via Webex: DSD Planner Jennifer Almeida and TJ Wellard. Commissioner Van Beek said she requested additional time to review the

information and ask questions. The Board decided to reschedule the matter to Wednesday, August 5, 2020 at 10:30 a.m. The proceeding concluded at 3:04 p.m. An audio recording is on file in the Commissioners' Office.

#### JULY 2020 TERM

CALDWELL, IDAHO JULY 24, 2020

PRESENT: Commissioner Pam White, Chair  
Commissioner Leslie Van Beek  
Deputy Clerks Monica Reeves/Jenen Ross

ABSENT: Commissioner Tom Dale, Vice Chairman

#### APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- HP, Inc., in the amount of \$8,200.00 for the Information Technology Department
- Titan HQ in the amount of \$12,000.00 for the Information Technology Department
- Premier Wireless Solutions in the amount of \$4,210.00 for the Sheriff's Office

#### CONTINUATION OF PUBLIC HEARING – REQUEST BY ROY BRUMBAUGH AND SHEILA MARCHBANKS FOR A REZONE, CASE NO. RZ2019-0038

The Board met today at 8:38 a.m. to conduct a public hearing in the matter of a request by Roy Brumbaugh and Sheila Marchbanks for a zoning amendment (rezone) of Parcel R29982010 from "A" (Agricultural) to "R-R" (Rural Residential). The vacant 30.35 acre property is located adjacent to the Pump Road and Locust Lane intersection. Present were: Commissioners Pam White and Leslie Van Beek, Melanie Steinhaus, Darin Taylor, Sean Conner, Hethe Clark, Victor Thompson, Sebastian Keith, Audrey Hawker, GB Burningham and Deputy Clerk Monica Reeves. Present via Webex: DSD Director Tricia Nilsson, DSD Planner Dan Lister, Matthew Johnson, and Stephen Collias. Today's hearing was continued from June 8, 2020 to allow for the submission of the following additional information: A copy of the P&Z Commission findings of fact, conclusions of law, and order; water table information; and information about potential development of the site. According to Dan Lister a letter was provided by Darin Taylor, who is representing the applicant, and it provides more conceptual plans. Staff is recommending approval of the application without a development agreement because the area is commensurate with the development to the north, the south, and the east, and with the development that has been approved in the past and recently through a rezone. Agricultural use has been shown on this property, but the maps are showing the soil characteristics have more severe issues when it comes to type of crops you can grow. It

is shown as non-prime farmland. Mr. Lister said a lot of the concerns raised by Matthew Johnson and the adjacent neighbors could be addressed at the platting stage where they would have a forum via hearings before the P&Z Commission and the Board. Staff believes this subdivision is commensurate with the existing lot sizes and dwelling in the area. Mr. Lister responded to questions from the Board following his report.

The following people testified in support of the request:

Darin Taylor gave testimony regarding the density, layout and well log information. There is a two-acre average minimum lot size for this property and if there are no roads or dedications along Pump Road and Locust Lane it would be 15 lots, but it will go down from there. He referenced well log information.

Sean Conner testified that he and his wife want to live in this subdivision and they will make sure it is a quality project that is beautifully designed and will impact the agricultural character as little as possible. They would like to have 14 lots, but if it's 13 that will be okay. They submitted the site plan after the hearing and were using it as a general design for concept, but they didn't want to stick to that layout necessarily but rather give an idea of what was available on the property. Larry Richardson, who builds custom homes, will be the builder for most of the lots. They are only looking for a rezone, and are not looking to make other decisions at this point. He will make sure the homes they build do not obstruct views of the neighbors. Mr. Conner responded to questions from the Board.

Hethe Clark stated he is working with Mr. Conner and Rubics Land Holdings. This is a pretty simple application and is in accord with the comprehensive plan which designates the area as residential, but it is not shrouded in mystery which is the way it's been portrayed by some of the opponents. Based on rural residential zoning it has to be an average of two acres with setbacks and bulk standards. The outside number of lots they can have is 13-14. Preliminary plat and final plat hearings are required and that's when they will come in with the engineering and design that would satisfy a lot of question that have come up. A maximum of 14 homes will not have negative impact on the character of the area; it matches the character of the area. There will be no negative impact to public service providers. The word *speculation* keeps being raised, but we do not discriminate on who the applicant is or who might own it in the future. The only question is whether the standards have been met, and they have. In regards to the question about whether this needs to go back to the P&Z Commission, that is a question of interpretation of the code. The only new information that has been provided has been at the request of the P&Z Commission or the Board. It is still just a rezone request to rural residential so there is no reason to remand this back.

The following people testified in opposition to the request:

Matthew Johnson said his client has become more comfortable now that Mr. Conner, Mr. Taylor and Mr. Clark are involved as they are taking this development idea seriously and if those people had been in place at the beginning a lot of this may have been unnecessary. But, the information has come at the eleventh hour and that gets to the core procedural concern: it's a rezone application in an area that's in transition between agriculture and residential and it raises an

important question of how agricultural land is protected. This is a viable piece of agricultural land and the only reason it's out of production now is the heirs who inherited the property ended the farm lease on it. Mr. Johnson said his client would be interested in acquiring or leasing the land for farm use so the idea that it's not viable is a misstatement, and that was a big reason why the P&Z Commission recommended denial. If the development proposal had been more complete early on that could have been addressed at the neighborhood meeting. At present his client's position remains that this application should be denied as it's presented and he fully anticipates the more professional development group that is now handling it could bring it back with a much better conceptual plan to address concerns and allow for a reasonable period to comment instead of this sandbagging at the eleventh hour. He recommends denying this or the alternative that it be remanded back for development so that it's coming back for appropriate opportunities for input.

Stephen Collias wants the request denied because it's a speculative application and approval should be subject to the sale concluding in development commencing within two years. This is precious land for agriculture. No water study has been done and he said it's almost dangerous to allow individual septic systems and wells without having more knowledge of the water situation. City services should be provided to this project. Mr. Collias said he would be glad to buy this agricultural land for agricultural use.

Rebuttal comments were offered by Darin Taylor and Hethe Clark. Mr. Taylor said he represents the contract purchaser of the property and the issue is whether it's orderly growth and what does the owner want to do with the land. Denying the request or remanding it back is unnecessary and out of process; this request is consistent with the comprehensive plan. Mr. Clark said the County does not change the outcome of an application based on who the applicant is or who may live there, and that has been a major component of the opponent's argument. Whether the agricultural use is viable is not a rezone standard; the rezone standards focus on the comprehensive planning and the planning for this area is residential. In response to Mr. Johnson's client wanting to purchase the land, Mr. Clark said this is not a chance to use the public process to try to work your way in to try to acquire something for your own benefit. The applicant has provided far more information than would typically be provided at this stage in the process.

Upon the motion of Commissioner Van Beek and the second by Commissioner White, the Board voted unanimously to close public testimony. Commissioner Van Beek said she does not have a reason to deny the application because of the level of diligence the applicant has brought in. Commissioner White said it is consistent with the comprehensive plan and she noted the importance of personal property rights. The P&Z Commission denied it because they didn't have a conceptual plan, but they found it compatible in the other areas. Upon the motion of Commissioner Van Beek and the second by Commissioner White, the Board voted unanimously to approve the zoning amendment and rezone in Case No. RZ2019-0038 and sign the findings of fact, conclusions of law, and order as well as the ordinance. (See Ordinance No. 20-020). The hearing concluded at 10:10 a.m. An audio recording is on file in the Commissioners' Office.

## REVIEW QUARTERLY JAIL INSPECTION REPORT

The Board met today at 10:13 a.m. to receive and review the quarterly jail inspection report. Present were: Commissioners Pam White and Leslie Van Beek, Captain Harold Patchett, Lt. Dale Stafford, and Deputy Clerk Monica Reeves. Given the COVID-19 pandemic the Board did not conduct a physical inspection/tour of the jail this quarter. The standard form the Board uses on its inspection/tour was sent to Captain Patchett and he provided responses to the 20 questions, a copy of which is on file with this day's minute entry. Captain Patchett and Lt. Stafford responded to questions from the Board, and reported on the fulfillment of maintenance requests and the work that has been done, the jail population, staffing, the medical service provider, and the recent report from the Idaho Jail Standards Coordinator. Additionally it was reported that ADS is addressing issues they have been having in Pod 6 with door hinges. Following comments the Board signed the inspection form. The meeting concluded at 10:33 a.m. An audio recording is on file in the Commissioners' Office.

## PUBLIC HEARING TO CONSIDER A REQUEST BY CLAIRE & JOANNE LEAVITT TRUST FOR A CONDITIONAL REZONE, CASE NO. CR2019-0019

The Board met today at 11:04 a.m. to conduct a public hearing in the matter of a request by Claire and Joanne Leavitt Trust for a conditional rezone, Case No. CR2019-0019. Present were: Commissioners Pam White and Leslie Van Beek, TJ Wellard, and Deputy Clerk Monica Reeves. Present via Webex: DSD Director Tricia Nilsson, DSD Planner Jennifer Almeida, Brayden Dunning, and Kyle Dunning. Jennifer Almeida gave the oral staff report. The applicants are requesting a conditional rezone of approximately 30.00 acres of parcel R33546010 which is approximately 63.68 acres from an "A" (Agricultural) zone to a "CR-RR" (Conditional Rezone – Rural Residential) zone. They want the rezone to allow two (2) 15-acre parcels with a residential building permit to each. Staff has found that as restricted by the development agreement and the creation of two 15-acre parcels it would still meet the intent of agriculture as the majority of the land outside of the home site will be retained for agricultural use. The Planning and Zoning Commission recommended approval of the request on June 10, 2020. Staff has found it meets the standards of review for a conditional rezone and as restricted by the development agreement. TJ Wellard testified that Mr. Leavitt lost his wife and moved to Utah to be closer to his family. He sold the house and listed the farmland for sale. The Dunnings are in the process of purchasing the land and they want to make this their home. Mr. Dunning has two sons who would be living on the property with him and they want to convert this into wine grapes. Their proposal would split off the two 15-acre pieces and build a house on each parcel and they will restrict the area where they want to build. The remainder of the acreage will remain in agriculture. They will abide by all conditions and everything will go through the proper processes. Upon the motion of Commissioner Van Beek and the second by Commissioner White, the Board voted unanimously to close public testimony. Commissioner White said this is a straightforward case with the applicants voluntarily entering into a development agreement to keep it in agricultural use. Commissioner Van Beek appreciates the willingness to have a development agreement and she said the request fits with the current use of the area. Upon the motion of Commissioner White and the second by

Commissioner Van Beek, the Board voted unanimously to approve the request for a conditional rezone and sign the written decision on August 10 at 9:30 a.m. The hearing concluded at 11:22 a.m. An audio recording is on file in the Commissioners' Office.

#### JULY 2020 TERM

CALDWELL, IDAHO JULY 27, 2020

PRESENT: Commissioner Pam White, Chair  
Commissioner Tom Dale, Vice Chairman – out of the office  
Commissioner Leslie Van Beek  
Deputy Clerk Jenen Ross/Monica Reeves

#### APPROVED EMPLOYEE STATUS CHANGE FORM AND/OR KEY & SECURITY ACCESS REQUEST FORM

The Board approved a salary rate request and/or key & security access request form for Mark McMinn and Elizabeth Leonard.

#### COMMISSIONERS OFFICE STAFF MEETING

The Board met today at 8:34 a.m. for an office staff meeting. Present were: Commissioners Pam White and Leslie Van Beek, Deputy Clerks Jenen Ross and Monica Reeves. The Board reviewed this week's schedule with staff. The meeting concluded at 8:53 a.m. An audio recording is on file in the Commissioners' Office.

#### FILE IN MINUTES

The Board filed the Treasurer's monthly report for June 2020 and quarterly report for April 1 to June 30, 2020 in today's minutes.

#### MEETING WITH ROGER BATT TO CONSIDER SPONSORSHIP REQUEST

The Board met today at 10:01 a.m. with Roger Batt to consider a sponsorship request. Present were: Commissioner Pam White and Leslie Van Beek, Via Webex: Assessor Brian Stender and Roger Batt and Deputy Clerk Jenen Ross. The action item was considered as follows:

***Consider approval/denial of sponsorship request for the 2021 Treasure Valley Legislative Ag Tour:***  
Mr. Batt said this is the big tour that's done every 7-8 years with legislators. The tour will be held at the end of August. Previously the county provided a sponsorship of \$2500 and they are requesting the same this year. Mr. Batt provided a reviewed of the agenda for the tour. Upon the

motion of Commissioner White and second by Commissioner Van Beek the Board voted unanimously to approve the sponsorship request.

PUBLIC HEARING – REQUEST BY JAMES AND GRETCHEN MANNING FOR A CONDITIONAL REZONE, CASE NO. CR2020-0002

The Board met today at 11:02 a.m. to conduct a public hearing in the matter of a request by James and Gretchen Manning for a conditional rezone, Case No. CR2020-0002. Present were: Commissioners Pam White and Leslie Van Beek, James Manning and other interested persons, and Deputy Clerk Monica Reeves. Present via Webex: DSD Planner Dan Lister and DSD Director Tricia Nilsson. Dan Lister gave the oral staff report. The applicant wants to split off one portion of the existing pasture of 11 acres to have a dwelling. The code allows for a secondary dwelling, however, it's difficult to obtain financing for a secondary residence and a lot of times banks request it be divided off. The application is to rezone the property for one division for a house. The development agreement has restrictions to retain most of the pasture in agricultural uses. Two letters of support were received from nearby neighbors, and agency comments have been received. Both the P&Z Commission and staff have recommended approval of the request subject to a development agreement being signed. Following his report, Mr. Lister responded to questions from the Board. James Manning testified in support of the request. The initial plan is to live next door to his parents. They have a hobby farm and hope to help their parents take care of the land. Upon the motion of Commissioner White and the second by Commissioner Van Beek, the Board voted unanimously to approve the request by James and Gretchen Manning and to sign the findings of fact, conclusions of law, and order, as well as the ordinance (Ordinance No. 20-021.) and development agreement (Agreement No. 20-104.) The hearing concluded at 11:15 a.m. An audio recording is on file in the Commissioners' Office.

RECEIVE THE CLERK'S SUGGESTED BUDGET FOR FY2021

The Board met today at 1:31 p.m. to receive the Clerk's suggested FY2021 budget. Present were: Commissioners Pam White and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Sheriff Kieran Donahue, Sheriff's Financial Manager David Ivers, Chief Civil Deputy P.A. Sam Laugheed, Assessor Brian Stender, PIO Joe Decker, Sr. System Analyst Steve Onofrei, Court Training and Dev. Manager Raena Bull, Court Operations Manager Jess Urresti, Rachel Spacek from the Idaho Press-Tribune, and Deputy Clerk Monica Reeves. Present via Webex: Treasurer Tracie Lloyd, Director of Misdemeanor Probation Jeff Breach, Michael Stowell and Steve Bladdos from the Ambulance District, Parks Director Nicki Schwend.

Clerk Yamamoto thanked all of the offices and departments for their work on the budget. This has been a very odd budget year mostly due to COVID-19 and the resulting CARES Act and so they have a lot of questions as to how everything will work out mechanically, but he believes they have developed a very good budget under the circumstances.



Controller Wagoner presented the Board with a handout, a copy of which is on file with this day's minute entry. Key highlights from the Clerk's suggested budget include:

**Property Tax Relief**

- Property tax freeze (County only, does not include cities, schools, other taxing entities)
- Not taking the \$1.6 million in allowable 3% increase
- Not taking \$2.1 million that's available through the new construction process
- Utilizing \$9.8 million in CARES Act public safety funding

**Expenditure Budget Decrease**

- \$1.95 million decrease from FY2020 budget
- 12 fulltime positions that are unfunded in FY2021 budget
- Overall decrease in personnel budget from FY2020 to FY2021

**Capital Investments**

- \$9.2 million for vehicles, machinery and equipment investments
- \$1.2 million for continued investment in our employees, continuation of the compensation plan
- \$575,750 for new and reclassified positions

**Canyon County FY2021 Property Tax Proposal**

		<b>Clerk's suggested FY2021 proposal</b>
FY2020 property tax dollars levied:	\$54,119,386	\$54,119,386
<b><u>Potential Available increases:</u></b>		
3% allowable increase	\$1,644,629	zero 3% increase
New construction increase	\$2,101,519	zero new construction increase
<u>Previous years forgone increases</u>	<u>\$5,988,720</u>	<u>zero utilization of forgone</u>
Total available increases	\$9,734,868	no property tax increase
	Less CARES Act public safety funding:	<u>\$(9,833,925)</u>
	Net FY2021 property tax dollars levied:	\$44,285,461
This will result in a substantial decrease in our property tax levy rate		
	FY2020 property tax levy rate:	0.003545093
	Estimated FY2021 property tax levy rate:	<u>0.002603740</u>
		-26.6%

\*The property tax levy rate is estimated to decrease 26.6% from last year. It's a combination of holding the line, freezing property taxes, and the application of the CARES Act public safety funding. These amounts are specific only to the County's property tax levy.

There was a reviewed of the suggested property tax levies by fund: \$44,285,461. The most significant change is in the justice fund levy which has been decreased to \$8.9 million and that amount will be supplemented by the CARES Act funding.

Canyon County's fiscal year 2021 suggested operating expenditure budget is \$102,798,286, and of that amount \$68,209,180 is budgeted for salaries and benefits and \$34,589,106 is budgeted for other operating expenditures. Both decreased from FY2020 to FY2021.

Noteworthy activity in FY2021 budget:

\$1.2 million for approved step advancements in the compensation plan with no COLA  
\$575,750 budgeted for new and reclassified positions

- 2 driver's license customer service positions, 6 deputy sheriff positions, and 1 landfill fee collector position

Carry over of \$500,000 in capital investments funding and an additional \$500,000 added in FY2021 to bring the total available amount to \$1 million

\$9.2 million total dollars budgeted for capital investments in vehicles, equipment, machinery and improvements

Suspension of property tax funding for the following functions:

Historical society levy projects, the Boise Valley Econ. Partnership, the 4-H program coordinator, and the security department

Remove reserve line items in the justice and tort funds - \$300,000 total

Forego the IT disaster recovery project - \$100,000

Forego the Crossroads Museum mezzanine project and reducing gun range project from \$46,200 to \$20,000 for a total reduction \$71,200

Forego the \$50,000 requested for overtime allocation in Juvenile Probation

Mr. Wagoner responded to questions from Commissioners White and Van Beek regarding the suggestions, and discussion ensued pertaining to the compensation plan.

There was a review of the Clerk's suggested expenditure budget by office/department. (See pages 5 through 9 of the handout.) Discussion ensued. There was a review of suggested budget expenditures by function. The largest share, 45% of the \$102 million budget is for public safety activities; 32% is for general government services; 10% for health, welfare, and indigency, followed by 7% for public works; and 6% for culture and recreation. There was a review of funding sources, and in FY2021 only 43% of the suggested budget is from property tax and 29% is from intergovernmental funding sources (largely from the CARES Act public safety monies).

The total County budget is \$102,798,286, with nearly \$55 million in revenue from sources other than property; \$44 million from property tax; and a use of fund balance of \$3.5 million. That amount is substantially different than we've seen in prior years when there was roughly \$10 million of fund balance to balance the budget. Because our revenues other than property tax are up, and because we have a budget that is very well put together it's getting closer to actuals. To only use \$3.5 million of fund balance on a budgetary basis is territory we have not been in for a long time and it shows good use of revenues and good budget practices. They are not estimating \$3.5 million in fund balance will be used, this is merely an exercise to balance the budget. They are hopeful they're not actually going to use it.

Following the presentation Commissioner Van Beek had questions about the requests for vehicles, personnel changes, and capital improvement projects that were not included in the budget. She also asked the Clerk to talk about not taking new construction. Clerk Yamamoto said there are two things he tries to do: 1) take care of the property taxpayers and 2) take care of the employees because happy employees best serve the public. With the cuts that were made and the CARES money we could forego the new construction money and that sends a powerful message. At the last legislative session there was a lot of talk but nothing happened and so he wants Canyon County to have a strong voice when it comes to property tax and how we handle things. The state needs to step up and do some things. Of the \$3.66 million in indigent, \$2.25 million of that is for involuntary mental holds, but given Medicaid expansion and the waivers he doesn't see that that should be coming to the County so he wanted to take that \$2.25 million out of the budget, but he decided against it. His point is Canyon County is making a supreme effort to send a message that we are here for the taxpayers. There are not many taxing entities that will forego new construction, but he saw a way where we did not have to take it and that is the proper thing to do. Commissioner White asked where his comfort level is with the fund balance and the Clerk said he does not want to drop below 33%. In response to questions from Commissioner Van Beek there was discussion regarding the personnel budget and attrition. She asked the Controller for his thoughts on revenue sourcing for meeting the need for public safety. Controller Wagoner said we are allocating significant resources to public safety, and we are finding a way to add \$500,000 to that capital investments lines. The most important thing right now is to leave the money in the people's pockets. Clerk Yamamoto said 100% of that \$1 million is property tax. We spend sales tax and grants first, and we spend property tax last and so anything that goes into that capital improvement line is strictly property tax dollars. Commissioner White expressed her appreciation to the elected officials and department heads for recognizing that this has been a difficult year and budgeting accordingly. The Board will meet again in one week to review the budget. The meeting concluded at 2:41 p.m. An audio recording is on file in the Commissioners' Office.

#### JULY 2020 TERM

CALDWELL, IDAHO     JULY 28, 2020

PRESENT:     Commissioner Pam White, Chair  
                 Commissioner Tom Dale, Vice Chairman – Out of the office  
                 Commissioner Leslie Van Beek  
                 Deputy Clerk Jenen Ross/Monica Reeves

#### APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- Positive Promotions in the amount of \$437,194.60 for the Emergency Management department

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

The Board met today at 9:01 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Pam White and Leslie Van Beek, Parks Director Nicki Schwend left at 9:23 a.m., Sgt. Rob Whitney left at 9:11 a.m., Communications Assistant Manager Melinda Chynoweth left at 9:11 a.m., Elections Supervisor Haley Hicks, Clerk Chris Yamamoto, Chief Deputy Sheriff Marv Dashiell, Deputy P.A. Brad Goodsell, Deputy P.A. Mike Porter, Deputy P.A. Dan Blocksom left at 9:17 a.m., Deputy P.A. Zach Wesley and Deputy Clerk Jenen Ross. The action items were considered as follows:

***Consider approving Idaho Public Safety Communications Commission FY2021 Dedicated Enhanced Emergency Communications Grant Fee Fund Application:*** Ms. Chynoweth said this grant would pay for the router and system for text 911 in Canyon County to assist citizens who are deaf, hard of hearing or have speech issues. Additionally, it would also help pay the service fee for a certain amount of time. Discussion ensued regarding limited service that is provided outside of Canyon County. The requested grant amount is for approximately \$16K. Ms. Chynoweth provided a breakdown of the costs for the system. Mr. Blocksom said he did not identify any issues with this grant and that this is a rather straightforward grant. Chief Dashiell gave a brief overview of how the system works. Upon the motion of Commissioner White and second by Commissioner Van Beek the Board voted unanimously to sign the Idaho Public Safety Communications Commission FY2021 Dedicated Enhances Emergency Communications grant fee fund application.

***Consider signing School Resource Officer agreement with Vallivue School District:*** Chief Dashiell said this is a simple renewal of last year's agreement; there are no changes to service or cost. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to sign the School Resource Officer agreement with Vallivue School District (see agreement no. 20-101).

***Consider signing School Resource Officer agreement with Melba School District:*** Chief Dashiell said this is a renewal but there is some change in language. Mr. Blocksom noted an email has been sent to the Board lining out the differences between this contract and the one signed with Vallivue School District. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to sign the School Resource Officer agreement with Melba School District (see agreement no. 20-102).

***Consider signing memorandum of agreement with Idaho's State Historic Preservation Office:*** Mr. Wesley explained this MOA will allow Parks staff and HPC members to attend trainings. This is an amended agreement to attend conferences via teleconference or video conference. Director Schwend said these training are required to maintain the Certified Local Government status for the Historic Preservation Commission. Upon the motion of Commissioner Van Beek and second

by Commissioner White the Board voted unanimously to sign the memorandum of agreement with Idaho's State Historic Preservation Office (see agreement no. 20-103).

Mr. Goodsell spoke about inquiries that have been received on two different properties, one in Caldwell and the Anderson Corner property. The City of Caldwell has indicated that they are interested in the parcel located there. In regard to the Anderson Corner property, there is updated information that needs to be shared with the Board at a later meeting. In the meantime, Mr. Goodsell has prepared draft responses which he has left for Board review. If approved staff can format and forward to the appropriate parties.

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

Commissioner Van Beek made a motion to go into Executive Session at 9:26 a.m. pursuant to Idaho Code, Section 74-206(1) (b), (d) (f) and (i) regarding personnel matters, records exempt from public disclosure, communicate with legal counsel regarding pending/imminently likely litigation and communicate with risk manager regarding pending/imminently likely claims. The motion was seconded by Commissioner White. A roll call vote was taken on the motion with Commissioners Van Beek and White voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Pam White and Leslie Van Beek, Deputy P.A. Mike Porter, Deputy P.A. Zach Wesley, Chief Deputy Sheriff Marv Dashiell, Parks Director Nicki Schwend, Clerk Chris Yamamoto, Elections Supervisor Haley Hicks and Deputy Clerk Jenen Ross. The Executive Session concluded at 10:15 a.m. with no decision being called for in open session.

At the conclusion of the executive session the following action item was taken up:

***Consider signing a resolution transferring property to the Idaho Department of Corrections:*** Mr. Porter said that this resolution is in regard to a K9 that the county has had for 3 years and is biting his handler. The Corporal supervising the K9 unit doesn't believe the K9 can be trained out of the behavior and has found a new home for the K9 with the Idaho Department of Corrections as a perimeter dog. Mr. Porter noted that IDOC will be assuming all liability and expenses for the K9. Upon the motion of Commissioner White and second by Commissioner Van Beek the Board voted unanimously to sign the resolution transferring property to the Idaho Department of Corrections (see resolution no. 20-129).

The meeting concluded at 10:18 a.m. An audio recording is on file in the Commissioner's Office.

## FY2021 PRELIMINARY BUDGET WORKSHOP

The Board met today at 10:22 a.m. for a FY2021 preliminary budget workshop for the Landfill. Present were: Commissioners Pam White and Leslie Van Beek, Clerk Chris Yamamoto, Controller Zach Wagoner, Landfill Director David Loper and Deputy Clerk Jenen Ross. Director Loper said compared to last year tonnage is up about 6.6%. Various budget lines were reviewed, specific items of note included the possibility of addition personnel for the scale house, automation of both scale houses, increase to the credit card fee account, wood waste removal, water right development, replacement of 2 vehicles and the compactor which is currently being built. Conversation ensued regarding the total cost for the replacement vehicles, there will be follow up with Director Tolman regarding this. The meeting concluded at 11:00 a.m. An audio recording is on file in the Commissioners' Office.

## CONSIDER HARDSHIP APPLICATION FOR JOSE PADILLA

The Board met today at 11:02 a.m. to consider a hardship application for Jose Padilla. Present were: Commissioners Pam White and Leslie Van Beek, Treasurer Tracie Lloyd, Deputy Treasurer Tonya May, Deputy P.A. Brad Goodsell, Jose Padilla, and Deputy Clerk Monica Reeves. Treasurer Lloyd said after receiving Mr. Padilla's application, his ex-wife paid the one year of taxes so he is okay for one more year. The tax deed is not going to occur tomorrow and he will have another year to figure things out. She stressed the importance of Mr. Padilla completing the necessary paperwork. Mr. Padilla said he doesn't have access to the paperwork; he is disabled and doesn't earn an income and he hasn't filed for taxes or had a bank account for a long time. He's had trouble with his application for disability and was disqualified for having a home. Commissioner Van Beek said the Board is unable to help Mr. Padilla until he follows through and completes the required paperwork and she suggested he contact the indigent office and request assistance in completing the application. Commissioner White told Mr. Padilla that his tax situation has been taken care of for this year (once his ex-wife paid the property taxes). No Board action was taken. The meeting concluded at 11:14 a.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM

CALDWELL, IDAHO     JULY 29, 2020

PRESENT:     Commissioner Pam White, Chair  
                  Commissioner Tom Dale, Vice Chairman – Out of the office  
                  Commissioner Leslie Van Beek  
                  Deputy Clerk Jenen Ross/Monica Reeves

#### APPROVED CLAIMS ORDER NO. 2022

The Board of Commissioners approved payment of County claims in the amount of \$1,732,831.13 for a County payroll.

#### APPROVED CLAIMS ORDER NO. 7/29/20

The Board of Commissioners approved payment of County claims in the amount of \$109,298.65 for accounts payable.

#### APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- National Business Furniture in the amount of \$2284.20 for the Parks department

#### APPROVED CATERING PERMIT

The Board approved an Idaho Liquor Catering Permit for Goodwood Barbecue Company to be used 8/27/20 for the Engle wedding.

#### APPROVED CATERING PERMIT

The Board approved an Idaho Liquor Catering Permit for Los Mariachis Restaurant #2 to be used 8/1/20 for the Sarai Madera wedding.

#### HEARING TO CONSIDER THE ISSUANCE OF TAX DEEDS AND CONSIDER ACTION ITEM

The Board met today at 10:01 a.m. for a public hearing to consider the issuance of tax deeds and consider an action item. Present were: Commissioners Pam White and Leslie Van Beek, Treasurer Tracie Lloyd, Sr. Deputy Treasurer Tonya May, Deputy P.A. Brad Goodsell, Deputy Treasurer Tara Lehman and Deputy Clerk Jenen Ross. Today's hearing is to consider properties delinquent since 2016. Treasurer Lloyd reviewed the process for noticing and notification to property owners that delinquent taxes are due. There are two properties that the owner has indicated payment has been mailed but it still has not been received by the Treasurer's Office. Ms. Lloyd believes it would be reasonable to wait until 3:00 today to see if the payment is received, if it has not been received by that time the properties would be taken for tax deed. The owners will still have the opportunity to redeem even if the property is taken for tax deed. Commissioner White made a motion to adopt

the written findings of fact and conclusions of law, and directing the County Tax Collector to issue tax deeds on certain delinquent properties. The motion was seconded by Commissioner Van Beek and carried unanimously. Commissioner Van Beek made an additional motion that in the event the county does not receive payment on PINs 37401018 0 and 37401019 0 as outlined by the Treasurer that it moves forward otherwise taxes will be due as outlined in the presentation today of approximately \$2500. The motion was seconded by Commissioner White and carried unanimously. If the owners redeem after the property is taken for tax deed they will be responsible to pay all four years of delinquent taxes, estimated current year taxes and any fees. The hearing concluded at 10:15 a.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM  
CALDWELL, IDAHO JULY 30, 2020

PRESENT: Commissioner Pam White, Chair  
Commissioner Tom Dale, Vice Chairman – Out of the office  
Commissioner Leslie Van Beek  
Deputy Clerk Jenen Ross/Monica Reeves

APPROVED PURCHASE ORDER

The Board approved the following purchase order(s):

- Elevate Technology in the amount of \$27,388.07 for the Information Technology department
- BOE in the amount of \$45,000.00 for the Information Technology department

APPROVED CLAIMS ORDER NO. 7/30/20

The Board of Commissioners approved payment of County claims in the amount of \$870.00 for accounts payable.

APPROVED CLAIMS ORDER NO. 8/10/20

The Board of Commissioners approved payment of County claims in the amount of \$21,822.08 for accounts payable.



APPROVED CATERING PERMIT

The Board approved an Idaho Liquor Catering Permit for Parma Ridge to be used 8/27/20 for a Thirsty Thursday event.

APPROVED CATERING PERMIT

The Board approved an Idaho Liquor Catering Permit for Parma Ridge to be used 8/20/20 for a Thirsty Thursday event.

APPROVED CATERING PERMIT

The Board approved an Idaho Liquor Catering Permit for Parma Ridge to be used 8/13/20 for a Thirsty Thursday event.

APPROVED CATERING PERMIT

The Board approved an Idaho Liquor Catering Permit for Parma Ridge to be used 8/6/20 for a Thirsty Thursday event.

MEETING TO CONSIDER INDIGENT DECISIONS, LIENS AND OTHER MATTERS

The Board met today at 8:46 a.m. to consider indigent decisions, liens and other matters. Present were: Commissioners Pam White and Leslie Van Beek, Director of Indigent Services Yvonne Baker, Case Manger Terri Salisbury, Deputy P.A. Dan Blocksom, Deputy P.A. Tyler Powers and Deputy Clerk Jenen Ross.

The following cases do not meet the eligibility criteria for county assistance: 2020-0894, 2020-895, 2020-890, 2020-867, 2020-886 and 2020-892. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to issue initial denials with written decisions within 30 days on the cases as read into the record.

Liens were presented for Board signatures.

The meeting concluded at 8:47 a.m. An audio recording is on file in the Commissioners' Office.

CONSIDER INDIGENT MATTER

The Board met today at 8:51 a.m. to consider an indigent matter. Present were: Commissioners Pam White and Leslie Van Beek, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale, Deputy P.A. Dan Blocksom, Deputy P.A. Tyler Powers and Deputy Clerk Jenen Ross. Director Baker spoke about case no. 2019-927 that they are requesting a partial release of lien on. This

case has been approved and there is a reimbursement account. In a verbal agreement with a friend the applicant split off a portion of her property. The friend has been making improvements to the property and has been making payments to purchase the parcel. They are now in a civil lawsuit in order for him to purchase the property, however, he is unable to do that with the county lien in place. They are proposing payment of \$2500 for the county to prepare and enter into a partial release so this portion of the property may be purchased by the friend; a lien would remain on the applicant's parcel. The reimbursement account is at about \$74K and the \$2500 payment would be applied to the account. Director Baker said that the Board can sign the release today but it would not be effective until it is recorded which wouldn't happen until payment is received. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to sign the release of lien. The meeting concluded at 8:57 a.m. An audio recording is on file in the Commissioners' office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-372

The Board met today at 9:02 a.m. to conduct a medical indigency hearing for case no. 2020-372. Present were: Commissioners Pam White and Leslie Van Beek, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale, Deputy P.A. Dan Blocksom, Deputy P.A. Tyler Powers, Lisa Bueseth for St. Alphonsus and Deputy Clerk Jenen Ross. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to deny the case with a written decision within 30 days. The hearing concluded at 9:15 a.m. An audio recording is on file in the Commissioners' Office.

#### MEDICAL INDIGENCY HEARING FOR CASE NO. 2020-487

The Board met today at 9:15 a.m. to conduct a medical indigency hearing for case no. 2020-487. Present were: Commissioners Pam White and Leslie Van Beek, Director of Indigent Services Yvonne Baker, Case Manager Kelsee Hale, Deputy P.A. Dan Blocksom, Deputy P.A. Tyler Powers, Lisa Bueseth for St. Alphonsus and Deputy Clerk Jenen Ross. Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to deny the case. The hearing concluded at 9:26 a.m. An audio recording is on file in the Commissioners' Office.

#### INDIGENT MATTERS

The Board met today at 9:27 a.m. to consider indigent matters. Present were: Commissioners Pam White and Leslie Van Beek, Director of Indigent Services Yvonne Baker and Deputy Clerk Jenen Ross.

Upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously continue case no. 2020-655 to August 27, 2020.

Commissioner Van Beek made a motion to issue a final denial on case no. 2020-131. The motion was seconded by Commissioner White and carried unanimously.

Neither the hospital nor the applicant appeared for case no. 2020-634 and upon the motion of Commissioner Van Beek and second by Commissioner White the Board voted unanimously to issue a final denial with written decision within 30 days.

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

PUBLIC HEARING TO TAKE COMMENT REGARDING CANYON COUNTY AND MOTOROLA SOLUTIONS, INC., FOR POINT-TO-POINT MICROWAVE RADIOS AND RELATED EQUIPMENT, SOFTWARE, AND SERVICES FOR THE SHERIFF'S OFFICE

The Board met today at 10:06 a.m. for a public hearing to take comment regarding Canyon County and Motorola Solutions, Inc., for point-to-point microwave radios and related equipment, software, and services for the Sheriff's Office. Present were: Commissioners Pam White and Leslie Van Beek, Deputy P.A. Dan Blocksom, Deputy P.A. Zach Wesley, Chief Deputy Sheriff Marv Dashiell and Deputy Clerk Jenen Ross. The action item was considered as follows:

***Public hearing to take comment regarding Canyon County and Motorola Solutions, Inc., for point-to-point microwave radios and related equipment, software, and services for the Sheriff's Office:*** Mr. Blocksom said two weeks ago a notice was approved for sole source procurement and today is the deadline for any concerns to be expressed. No one appeared today to offer comment. The agreement is still being worked thru with Motorola and Mr. Blocksom anticipates it to be finalized in September. They are waiting until the FY2021 budget is approved in order for monies to be allocated for the next year. At the request of Commissioner Van Beek, Chief Dashiell reviewed the reasons to go sole source. The hearing concluded at 10:12 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 10:12 a.m. with county attorneys for a legal staff update. Present were: Commissioners Pam White and Leslie Van Beek, Deputy P.A. Zach Wesley and Deputy Clerk Jenen Ross. Mr. Wesley addressed an email from Commissioner Van Beek regarding the Department of the Interior's request for a suggested location for a monument – Mr. Wesley feels this can be forwarded to Juli McCoy at the Parks Department to distribute to the Historic Preservation Commission.

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

*Note for the record: As properly noticed the Board met today at 10:12 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 10:17 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 White. A roll call vote was taken on the motion with Commissioners Van Beek and White voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Pam White and Leslie Van Beek, Deputy P.A. Zach Wesley and Deputy Clerk Jenen Ross. The Executive Session concluded at 11:07 a.m. with no decision being called for in open session.

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

PUBLIC HEARING – REQUEST BY ROBERT AND NANCY WEIKEL FOR A REZONE, CASE NO. RZ2019-0042

The Board met today at 1:36 p.m. to conduct a public hearing in the matter of a request by Robert and Nancy Weikel for a rezone of Parcel R38017010 from an "A" (Agricultural) zone to an "R-1" (Single Family Residential), Case No. RZ2019-0042. Present were: Commissioners Pam White and Leslie Van Beek, Robert and Nancy Weikel, and Deputy Clerk Monica Reeves. Present via Webex: DSD Planner Dan Lister and DSD Director Tricia Nilsson. Dan Lister gave the oral staff report. Mrs. Weikel requested a full rezone to an R-1 zone with six lots; 4.7 acres surrounding her existing house and the rest would be divided off acre to acre. Staff advised her to request a development agreement because the R-1 zone could ultimately allow up to 10 lots and staff didn't feel that was commensurate with the area. She agreed to restrict it to six lots as shown on her conceptual plan with an average lot size of 1.7 acres. This is in an area designed to allow for future growth outside the impact area where it is possible that the city may want to expand their impact area that way. This property is in a nitrate priority area and it has best suited soil for agricultural use. The applicants will have to go through base flood requirements so that development meets flood plain standards with base flood elevation data. They must meet the requirements of Canyon Highway District or obtain a variance. The P&Z Commission wants it to remain as rural residential, but staff recommends approval subject to conditions. Additionally, staff conducted a site visit and found there are public nuisances on the site based on outside storage. As part of the platting process the applicants will work on abating the nuisance issue. Board discussion ensued regarding water issues as well as the abatement issues that need to be addressed. Nancy Weikel testified that they hope to sell a few acres to help pay off what they have and be able to manage their property. They need to store their hay and equipment and in order to do that they have been looking at large buildings but it's not feasible to do it right now so they want to sell off a few acres in order to manage what they have. They want to give a lot to their son and to their daughter, as well as some lots too. The developer to the south has one-acre lots and he said if the Weikels can get closer to one-acre lots he may be interested in them which is why they requested one-acre lots. Commissioner Van Beek had questions about how the property will be maintained and she wants a commitment that it won't become an abatement issue. Mrs. Weikel said that can be written

into the agreement. Mr. Lister said there is not a violation on the property, staff noticed during a site visit that there are some agricultural uses out there which wouldn't count as a nuisance, but there are abandoned cars and storage that needs to be fixed. It's not a large amount so it shouldn't be too difficult to abate prior to any platting approvals. Mrs. Weikel said they will remove some of the items which consist of construction materials and farming materials. Commissioner White had questions related to the requested number of lots. Robert Weikel testified that the cleanup can be done in a week. He owned a construction company for 40 years and has bunks of plywood and wood and a good bit of the material consists of farm implements. Upon the motion of Commissioner Van Beek and the second by Commissioner White, the Board voted unanimously to close public testimony. Upon the motion of Commissioner Van Beek and the second by Commissioner White, the Board voted unanimously to approve the conditional rezone for Case No. RZ2019-0042 from "A" (Agricultural) to "R1" (Single Family) and to approve the FCOs as well as the ordinance and the development agreement. (See Ordinance No. 20-022 and Agreement No. 20-105.) The hearing concluded at 2:08 p.m. An audio recording is on file in the Commissioners' Office.

#### BOARD OF EQUALIZATION HEARING - AMALGAMATED SUGAR COMPANY

The Board of Commissioners, sitting as a Board of Equalization, met today at 3:00 p.m. with Assessor Stender regarding Amalgamated Sugar Co., LLC. Present were: Commissioners Pam White and Leslie Van Beek, Assessor Brian Stender and Deputy Clerk Monica Reeves. Assessor Stender said he asked for an extension from the Idaho State Tax Commission on the Board of Equalization deadline for eight specific parcels for Amalgamated Sugar Company. A copy of the order signed by Commissioner Tom Katsilometes from the Idaho State Commission is on file with this day's minute entry, and it states that Canyon County Board of Equalization is extended until July 30, 2020. The parcels owned by Amalgamated Sugar are very complex in nature. The Assessor has an outside party who calculates the value every year on an income approach and Greg Himes works on the cost approach, and normally they have the information they need before they send assessment notices, however, this year Amalgamated Sugar went through some restructuring and they are now totally farmer owned. The financial information took a little longer to receive and assessment notices were sent indicating a \$100 million increase from the prior year. The total value was \$344 million (company-wide in Idaho and Oregon). In between the time they received the information and now, they have more information which helped the Assessor reduce the value. Of the \$295,650,000, which is allocated to the Idaho properties, Canyon County's value to distribute is \$69,648,900, which is down from \$81 million. Discussion ensued. Assessor Stender recommended the Board uphold the value changes on four parcels. Commissioner Van Beek made a motion to accept the new assessed value which is down from \$81 million to \$69,648,900 on the following four parcels: 31032000 0, 30977000 0, 31296000 0, and 62222153. The motion was seconded by Commissioner White and carried unanimously. A copy of the 2020 protest valuation forms for each parcel is on file with this day's minute entry. The meeting concluded at 3:13 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2020 TERM  
CALDWELL, IDAHO JULY 31, 2020

PRESENT: Commissioner Pam White, Chair  
Commissioner Tom Dale, Vice Chairman – Out of the office  
Commissioner Leslie Van Beek  
Deputy Clerk Jenen Ross/Monica Reeves

MEETING TO CONSIDER SIGNING THE FINAL PLAT FOR KNOPP SUBDIVISION

The Board met today at 10:00 a.m. to consider signing the final plat for Knopp Subdivision. Present were: Commissioner Pam White, Commissioner Leslie Van Beek participated by phone, DSD Planner Dan Lister, Jason Knopp and Deputy Clerk Jenen Ross. Mr. Lister provided a packet yesterday showing all the conditions have been met and all signatures for the plat have been obtained. He then answered questions regarding a letter received from the Boise Project Board of Control and the Road User's Maintenance agreement. Mr. Knopp addressed questions about easement requirements. Commissioner Van Beek made a motion to close the public testimony, Commissioner White clarified for the record this was not a public hearing and there was no testimony. Upon the motion of Commissioner White and second by Commissioner Van Beek the Board voted unanimously to sign the final plat for Knopp Subdivision, case no. SD2019-0029. The meeting concluded at 10:05 a.m. An audio recording is on file in the Commissioners' Office.

THE MINUTES OF THE FISCAL TERM OF JULY 2020 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 30<sup>th</sup> day of October, 2020.

CANYON COUNTY BOARD OF COMMISSIONERS

Commissioner Leslie Van Beek  
Commissioner Tom Dale  
Commissioner Pam White

ATTEST: CHRIS YAMAMOTO, CLERK  
By: J. Ross, Deputy Clerk