

APRIL 2022 TERM
CALDWELL, IDAHO APRIL 1, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White - **OUT**
 Deputy Clerks Monica Reeves/Jenen Ross

FILE TREASURER'S REPORTS IN MINUTES

The Board filed the Treasurer's monthly report for February 2022.

DETENTION CENTER INSPECTION CONDUCTED

The Board conducted a quarterly inspection of the detention center. The Board evidenced proper care and security and the inmates' welfare throughout the facility. General grievances were filed and have been processed in accordance with standard procedures.

APRIL 2022 TERM
CALDWELL, IDAHO APRIL 4, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Juli McCoy, Planner II

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Stor Mor Sheds in the amount of \$3,920.00 for Parks Department
- Interstate Electric Supply in the amount of \$1,627.67 for Parks Department
- Miwall Corporation in the amount of \$1,280.00 for Canyon County Sheriff
- Data Works Plus in the amount of \$24,200.00 for Canyon County Sheriff
- Alexander Clark Printing in the amount of \$2,224.14 for Canyon County Sheriff

MEET AS A BOARD OF EQUALIZATION

The Board of Canyon County Commissioners, sitting as a Board of Equalization, met today at 8:59 a.m. to consider any BOE matters that may have been presented. Present were: Commissioners Keri Smith, Pam White, Leslie Van Beek and Sr. Admin Specialist Terri Salisbury. No other BOE items were requested for consideration. The meeting concluded at 8:59 a.m. An audio recording is on file in the Commissioners' Office.

COMMUNITY INPUT MEETING

The Board met today at 9:01 a.m. for a community input meeting. Present were: Commissioners Keri Smith, Pam White and Leslie Van Beek, Pep Waite, ElJay Waite, Laurie Haverfield, Larry Olmsted, Sandy Bowden, Steve Burton, Kim Yanecko, Kim Deugan, Beverly Emmert, and Sr. Admin Specialist Terri Salisbury. Commissioner Smith read comments that were emailed to the Board from the following citizens:

Colleen Lawrence has a concern about the train horn that sounds at midnight as trains cross Midland Blvd., and she wants to know if sound walls can be installed for the residences that back up to Midland. She also has concerns about the high-density being planned on Midland, north of Cherry Lane. The Board will send an email to Ms. Lawrence with information on which agencies have jurisdiction over those issues. Duane Tamura would like information on the mosquito abatement policy. The Board will include this topic at the next community input meeting. Commissioner Van Beek said there was also an email from Kim Calderon asking about the process on agendaing items for community meetings. Commissioner Smith explained the internal process where there is communication amongst the Board and if two Commissioners agree then an item can be placed on the agenda. Commissioner Van Beek said there was Board agreement at the last community input meeting where Clerk Yamamoto asked for items to be brought for discussion (*in response to citizens who have concerns about the elected officials' letter calling for Commissioner Van Beek's resignation*). Commissioner Smith said the Clerk stated there would be a fair chance to have that conversation and she agreed there would be a time and a place, but she did not say she agreed that the community input meeting was the time and place for that specifically. She said responses to public records requests are still going out, but there are personnel concerns and sensitive issues that are not going to be discussed on the open record due to liability concerns. She doesn't know whether there is consensus to bring forth any additional information at this time. Commissioner Van Beek said citizens have the right to provide statements for the record in the time they are allotted to speak.

The following citizens offered comments:

Kim Deugan said April is a busy month for the Advocates Against Family Violence as it is child abuse prevention month and sexual assault prevention month. She gave an update on the number of children who come to the shelter as well as the programs that are offered. In the coming days they will have pinwheel plantings at Caldwell City Hall, the Caldwell Police Department, and the AAFV campus to bring awareness to the issues as well as the services offered.

Pep Waite had questions regarding employee salary increases, the funding formula, and whether regular performance reviews and exit interviews are conducted. She reported that Ada County has two HR Directors and one or two compensation analysts who determine salaries, and they have a citizens committee that doesn't include any of the elected officials. According to Ms. Waite, they decided to give a 2% COLA and up to 2% for performance, and when they give raises they have 10 counties they compare themselves to. Commissioner Smith said the County gave a 7% increase and funded the compensation plan for step increases based on where they met in the compensation plan. Some saw a 7% increase and some had double-digit increases. At an elected officials' meeting there was general discussion regarding the formation of a review committee, but nothing has been set up yet. The Prosecutor's Office recommended the County hire an outside company that has the expertise that can be evaluated by a committee. Ms. Waite said the Prosecutor's Office did not want to do that because it would cost the citizens money. Commissioner Smith said there is no status of that committee, but we are working on it internally for a process. Performance reviews are completed every year. The Board made that requirement mandatory for its departments and the directors completed a performance review on every employee before pay increases happened at the fiscal year start. Exit interviews are also required and are conducted by the HR Department. The Board does not control what the other elected officials do for performance reviews or exit interviews. Commissioner Van Beek said Canyon County took the highest COLA adjustment in the state and also granted a step increase that was added to the 7.5% increase. An HR department or department director should conduct exit interviews to keep that from being impugned and keep it confidential so accurate feedback can be given. She feels a fair process would be to have outside people evaluate salary increases. She also said Canyon County has some issues that need to be resolved.

ElJay Waite referenced this year's tentative operating budget and spoke about items he believes are difficult for the public to understand. Page 8 talks about the compensation for the County and it gives a list from 2017-2021 of what the raises were. There was a 2.1% average raise for \$933,630, and on the next page it talks about a \$5 million investment in current personnel and positions and he thinks that investment means salary increases and added positions. Page 11 talks about the American Rescue Plan ACT (ARPA) and a budget of \$6 million. That number didn't exist before and he knows there are specific uses that could be part of that to help the County grow and so perhaps some of that money could be used to help increase efficiencies or employee satisfaction. Page 14 references the expenditures in the ARPA budget that were in the previous year's budget that are now being shown as paid out of this fund, but he doesn't think it's clear. Commissioner Smith clarified a couple of points raised by Mr. Waite: Page 8 shows a 2% change and that was for the pay increase for FY2021, and for FY2022 it was the 7% increase plus step. She said the Clerk/Auditor is responsible for preparing the budget and it would be nice to have the opportunity to work with them on it. She looks forward to Mr. Waite's comments and suggestions

so that the Board might have the opportunity to discuss it with them. Commissioner Van Beek said she's presented the Clerk and Controller with Ada County's adopted budget that shows budget to actuals and it's very easy to understand and she would like something similar for Canyon County. Mr. Waite said he will do a more extensive review of the budget. Commissioner Smith said with regard to the page that references the ARPA funds, the Board adopted that based on the Clerk's recommendation to use revenue replacement funds that are allowed by ARPA and we did a calculation on what our lost revenue was from COVID and that amount came to \$41 million, and she referenced the items that were allocated for the use of those funds.

Laurie Haverfield asked who was tasked with searching through emails to find the evidence of the accusations the elected officials included in their letter to Commissioner Van Beek? Commissioner Smith said the process starts with the Public Information Officer, and then it gets routed to the IT Department who pulls the emails, and then they go through the clerks. Ms. Haverfield asked if the letter is a private letter since it was not on County letterhead. Commissioner Smith said the letter was signed by the elected officials. Ms. Haverfield wants to know who authored the letter calling for the resignation? Commissioner Smith said there were executive sessions where the elected officials met, and there were various meetings where personnel issues or other imminently likely litigation issues could be discussed. She said Commissioner Van Beek could have come to the meeting. Commissioner Van Beek said she does not remember receiving an invitation to an executive session to discuss those items. She was presented with the letter during an Idaho Association of Counties conference and said she was threatened that if she did not comply with the terms of the letter it would go public. She has retained an attorney and has provided a response to the letter. Commissioner Smith said Commissioner Van Beek is invited to every elected officials' meeting and every legal staff update that is available, and she was not in attendance at one of the meetings where the letter was discussed. Commissioner Van Beek said there were email communications between the elected officials that did not include her.

Larry Olmsted had questions about employee performance evaluations and said he will request copies of those results so he can see what percentage of employees surpassed expectations, met expectations, or were below expectations. What progress are we making on impact fees? What is the status of the capital construction fund? How many dollars in the last 12 years have been earmarked for jail construction? Commissioner Van Beek said the Board oversees 15 different departments and the directors have not had a performance evaluation from the Board since 2018 and that's something she wants to see completed because it's the only way to measure performance. Commissioner White said she contacted Anne Wescott with Galena Consulting and is waiting for a return call so the Board can schedule a meeting to discuss where we're at with impact fees. Regarding the capital construction fund, she made a proposal and it went to capital equipment needs; she said the money that was used for the new election equipment needs to be replenished to the capital fund. We need a capital fund that is specific to capital investments. Commissioner Van Beek said she's met with ElJay Waite, Clerk Yamamoto and Controller Wagoner on establishing permanent revenue sourcing that includes percentages of property tax, non-property tax, and retiring incentives. We need to look to the future and not just drawdown or take a lump sum from fund balance and perhaps we need to find/hire someone to assist with revenue sourcing. Mr. Olmsted hopes the money the County won't be spending on indigency

matters could go into the capital construction fund. Commissioner Smith said the Board has been hosting meetings with local mayors and impact fees cannot just be something the County residents pay, it has to be something the cities contribute to as well. That issue will be discussed at this week's Mayor's meeting. She said money has not been set aside for the jail; she's hoping a capital construction fund will be included in the FY2023 budget.

Sandy Bowden asked the following questions: What is the cost of the mid-year raise and how will it be funded? Do Commissioners believe that wage increases are the only way to retain employees? What can officials from all jurisdictions do to eliminate the inter-governmental wage war? Commissioners Smith and Van Beek said they do not believe wage increases are the only way to retain employees. Commissioner Van Beek believes it's a conflict of interest to have the highest paid people in the County providing legal counsel and also asking for those kinds of wages. Commissioner Smith said there were mid-year raises, but they were requesting a variance to allow an attorney a step into the level in the compensation plan. It was an early increase but it did not impact the budget. The PA gave up two funded fulltime attorney positions that had not been filled and his return of those two employees, which will not be in the FY2023 budget, will not be going back to the PA's Office. Commissioner Van Beek said there was an analysis done and wages for many Canyon County positions now exceed Ada County wages and the PA makes approximately \$20,000 more than the attorney general. There needs to be an outside entity analyzing the wages. Commissioner White said the wage wars are going on with everybody right now. Canyon County is a training ground and Nampa is in a position to offer more money for similar law enforcement services.

Steve Burton asked for a status update on the Star Impact Area process. Commissioner Smith said the County signed the ordinance, and the Mayors of Star and Middleton have an opportunity to negotiate the overlapping areas. The City of Star has a public hearing scheduled for April 19, 2022.

Kim Yanecko said the Commissioners agreed to hold a meeting on the resignation letter and she would like the meeting held in May before the election so that citizens have time to review the responses to the public records requests, and she would like the meeting to be scheduled for longer than one hour. She asked if the Board agenda'd the discussion regarding the resignation letter so that Commissioner Van Beek knew to attend the meeting? Ms. Yanecko asked Commissioner White about her previous residence history and whether she lived in California. She also had questions about the building official's actions pertaining to building permit 2021-0870 and other issues within the building department. Regarding the question about a meeting, Commissioner Smith said the Board did not vote to have a meeting. Commissioner Van Beek wanted one and Clerk Yamamoto, although he is not a Board member, said there would be one, and Commissioner Smith said there are community input meetings that occur every month and she supports those meetings continuing. Regarding the question about whether there was an agenda'd meeting where the elected officials were going to speak about Commissioner Van Beek, Commissioner Smith said the Board does not agenda'd someone's name out of respect for the liability it could cause. Ms. Yanecko asked additional questions about why Commissioner Van Beek is not entitled to the information. Commissioner Van Beek said she was not able to find any agenda'd executive sessions with the elected body during December or January, and so if those

existed they existed outside of an agenda meeting. Commissioner Smith said there were legally agenda meetings. Executive sessions are held to maintain attorney-client privilege in those meetings and to protect Canyon County from liability. She said if Ms. Yanecko feels the Board violated the law she can file a complaint with the attorney general. Regarding Ms. Yanecko's question about the building permit, Commissioner Smith said she will look into that issue.

The meeting concluded at 10:04 a.m. No Board action was required or taken. An audio recording is on file in the Commissioners' Office.

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with the Director of Facilities to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Bi-weekly meeting with HR Staff to discuss general issues, set policy and give direction

Action Item: Consider signing a resolution to change the title and salary of one position in the HR department

Action Item: Consider signing a resolution to change the job description of one position in the Development Services Department

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with Administrative District Judge and TCA to discuss general issues

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with the Public Information Officer to discuss general issues

CONSIDER FINAL PLAT FOR STEADY ACRES SUBDIVISION, CASE NO. SD2021-0048

The Board met today at 1:33 p.m. to consider the final plat for Steady Acres Subdivision, Case No. SD2021-0048. Present were: Commissioners Keri Smith, Pam White and Leslie Van Beek, DSD Planner Jennifer Almeida, DSD Director Steve Fultz, Jay Walker, and Deputy Clerk Monica Reeves. The Board cannot sign the final plat today as it needs to be signed by the County Treasurer. Upon the motion of Commissioner Van Beek and the second by Commissioner White, the Board voted unanimously to continue the meeting to April 7, 2022 at 9:00 a.m. The meeting concluded at 1:34 p.m. An audio recording is on file in the Commissioners' Office.

CONSIDER SIGNING A REPLAT FOR PHEASANT LANDING SUBDIVISION 1&2, CASE NO. SD2022-001

The Board met today at 1:35 p.m. to consider signing a replat for Pheasant Landing Subdivision 1 & 2, Case No. SD2022-001. Present were: Commissioners Keri Smith, Pam White and Leslie Van Beek, DSD Director Steve Fultz, DSD Planner I Cassie Lamb, DSD Planning Official Dan Lister, and Deputy Clerk Monica Reeves. Cassie Lamb presented the revised amended subdivision plat for Lot 1 of Block 3 and Lot 4 of Block 1 both in the Pheasant Landing Subdivision 1 and 2. There was an irrigation easement that was platted in the incorrect location so this plat represents getting that removed from the lot. It also gives a flag lot that is behind the Vance property; there is a 20-foot section of a canal easement that will remain in place and is being gifted to the neighboring property. This is a Director's administrative division and staff is requesting the Board's signature on the final plat. Commissioner Van Beek made a motion to sign the replat for Pheasant Landing Subdivision No. 1 & 2 given the information from the planner regarding the irrigation easement. The motion was seconded by Commissioner White and carried unanimously. Commissioner Smith signed the plat. The meeting concluded at 1:38 p.m. An audio recording is on file in the Commissioners' Office.

DETAILED MINUTES TO COME AT A LATER TIME

Weekly meeting with the Director of Development Services to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with Caldwell Rural Fire Protection District to receive general information

DETAILED MINUTES TO COME AT A LATER TIME

Meeting to discuss Chief Operating Officer position

Action Item: Consider signing resolution approving the title, job description, salary and FSLA status of the Chief Operating Officer position

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 5, 2022

PRESENT: Commissioner Keri K. Smith, Chair

Commissioner Leslie Van Beek, Vice Chairman
Commissioner Pam White
Deputy Clerks Monica Reeves/Jenen Ross

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Justin Hambley, Deputy Sheriff-Inmate Control; Allen Hamilton William, Customer Service Specialist-Booking; Joshua Hunsucker, Deputy Sheriff-Inmate Control

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- T.O. Engineers in the amount of \$18,000.00 for Facilities Department

APPROVED NOVEMBER 2021 TERM COMMISSIONER PROCEEDINGS AND SYNOPSIS

The Minutes of the Fiscal Term of November 2021 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.

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with county attorneys for legal staff update and action items:

Action Item: Consider signing a Resolution Waiving Certain Landfill Fees for Public Nuisance Properties on Saturday, April 23, 2022.

DETAILED MINUTES TO COME AT A LATER TIME

Meeting to discuss surplus dive equipment

PUBLIC HEARING TO CONSIDER A REQUEST BY WAYNE LIPPERT, REPRESENTED BY WINDERMERE REAL ESTATE, FOR A CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT, CASE NO. RZ2021-0049

The Board met today at 10:22 a.m. to conduct a public hearing in the matter of a request by Wayne Lippert, represented by Windermere Real Estate, for a conditional rezone of Parcel R37431010 from an "A" (Agricultural) Zone to an "R-R" (Rural Residential) Zone. Present were: Commissioners

Keri Smith, Pam White and Leslie Van Beek, DSD Planner Elizabeth Allen, Wayne Lippert, Darin Kindrick, Andrew Wachter, and Deputy Clerk Monica Reeves. Elizabeth Allen gave the oral staff report. The request includes a development agreement limiting future development to no more than two parcels. The property consists of 20 acres and is located at 9626 Gilbert Road, Middleton. Three land use cases have been approved since 2017, and the property immediately to the west has an active case for a conditional rezone to rural residential which is going before the P&Z Commission on May 5, 2022. The farmland report identified the property as nonprime farmland with soil types at 100%. Due to location of the site and the residential uses in the area, development of the site is not expected to fragment farmland and based on the soil capability and viability of the site, development of the site will not consume viable farmland. A nitrate priority area is located to the southwest approximately ½ mile from the site. Access to the future property will be provided onto Breezy Lane. The highway district recommends a dedication of 20 feet of public-right-of-way along the eastern boundary of the property for future improvements, and an updated road users' maintenance agreement (RUMA) for the Breezy Lane access point. The existing home takes access from the existing driveway. The highway district recommends a 20-foot dedication of public-right-of-way along the southern boundary of the property for future improvements. Roadway improvements shall be required at time of the preliminary plat. Conditions of approval address the requirements of the highway district to ensure appropriate access and dedication of right-of-way are provided. The applicant is proposing private domestic well and septic. A conditional rezone to rural residential is consistent with the future land use map, and the project aligns with several policies and goals in the comprehensive plan. There are some goals of the comprehensive plan that the request does not align with. Staff has identified the request is consistent with the comprehensive plan and compatible with the existing character of the area. No public comments were received. The City of Nampa responded with no comments, and the Canyon Highway District provided comments regarding out parcels, existing access, future access, transportation impacts, administrative land divisions, and section line setbacks. Staff has proposed conditions of approval and recommends the Board approve the request subject to the development agreement. Commissioner Smith asked if they can do the two splits administratively and not require platting there isn't any reason to put that condition of approval in the development agreement.

The following people testified in support of the request:

Darin Kindrick said the Lipperts contacted him about doing a 5-acre split so they could sell off some land and build a home. They were told by a previous planner they needed to go through a small subdivision process so they have been going through that process but they have no desire to develop any further than the one parcel. They want five acres at the top of the hill to afford them some privacy and give them financial backing. They would like some leniency on the condition pertaining to Gilbert Road since it's not associated with the split to the north, it's associated with a development to the west where six homes are planned. Mr. Kindrick said the Lipperts are concerned with the financial implications of developing that road. Commissioner Smith said the highway district provided a local area map and identified three parcels with the rezone applications, and she asked if the condition is for the Lipperts to develop Breezy Lane. Ms. Allen said Breezy Lane is a public road that's privately maintained so they need to update the RUMA.

The properties on the east have a dedicated right-of-way but the highway district wants the dedication on the west side as well to improve that road. Commissioner Smith had questions regarding Condition 2C which states the developer shall be responsible for the cost of developing the road in accordance with Canyon Highway District requirements including, if applicable to the construction of the road as proposed, the removal and relocation of fences currently in the right of way, power poles, and culverts as may be required. A dedication of 20 feet of right-of-way shall be required on Breezy Lane and Gilbert Road in accordance with Canyon Highway District requirements. Ms. Allen said the property to the west of the parcel is landlocked and the owners are seeking a conditional rezone in May, 2022 and the highway district is determining if they are going to take access from the west on Eric Lane or from Gilbert Road. Otherwise their other option is to take access going up Breezy Lane and cutting over the west and then down. Commissioner Smith said the Lipperts should not be required to build the roads especially where they are agreeing to only two houses. The highway district is implying full development of a rural residential zone, but the application is for a conditional rezone that is limited to two lots. The district needs to update their letter based on two lots, not at full development. Commissioner Van Beek agrees. Mr. Kindrick said the piece that was landlocked was once together with the piece to the west so that seller sold it as a landlocked piece knowing you cannot get to it and now the Lipperts are being asked to pay for the road to it. There was discussion regarding the landlocked portion and the proposed conditions of approval. Commissioner Smith said the right-of-way to the north needs to happen, but she doesn't know about the right of way to the east and if it's a planned road that was part of the access management plans. She doesn't want to force a roadway there unless the district shows that is part of their plan. Commissioner Van Beek agrees and said the applicant should not have to pay for all of the improvement. Commissioner Smith wants to confirm the original parcel, and she said the highway district needs to provide an applicable letter and what the requirements are. The Board does not want to force the applicant to give right-of-way to a property owner. Further discussion ensued about access, existing roadways, and pending land use applications.

Wayne Lippert said some neighbors told him they have been in contact with the highway district who said they would leave it up to the neighbors to figure out where they wanted the road. The neighbors asked him if he would allow them to do an easement on the lower portion and Mr. Lippert said he would consider it. Breezy lane runs alongside the property and his property line is in the middle of Breezy Lane so he's already given them that much road to build the road. They couldn't distinguish who owns the road, but it was noted the Clark family originally sold the property. Following his testimony, Mr. Lippert responded to questions from the Board regarding access.

Commissioner Smith said the subject parcel has access and frontage, but what we don't know is what improvements the highway district is going to require for one parcel. The landlocked parcel does not belong in today's discussion. They should meet the minimum road requirements of the zoning ordinance. If they have to plat it, they would plat the road lot which the highway district is going to require dedication along Breezy Lane. Mr. Lippert said he is willing to do that dedication along Breezy Lane. Commissioner Smith asked Ms. Allen for her recommendation on whether to ask for an updated agency response before making a decision, or just allow it to meet minimum

standards and move forward. Ms. Allen believes the highway district was looking at the future development of the site and the landlocked portion as well as the rezone to the north. Commissioner Smith wants to move forward and remove that condition. We should not have a condition to require platting. She wants the condition reworded to state: The subject property shall be developed (*remove the word platted*) in compliance with Chapter 7, Article 17 of the Canyon County Subdivision Ordinance. Condition No. 2A is important. Future subdivision development shall be in substantial compliance with the conceptual site plan herein attached as Exhibit "C". Subject to the following restrictions: The development shall not exceed two lots and each lot shall contain no less than 5.01 acres. This sentence could be deleted: ~~Development of more than two lots shall require a development agreement modification~~ because they have to rezone it because there are no standards for approval in a development agreement modification. The existing public road that is privately maintained, Breezy Lane, shall meet the minimum requirements of our road section. The applicant shall construct future private driveways to meet Canyon County Code of Standards: private road and driveways, and record a road users' maintenance agreement at the time of building permit submittal. Commissioner Van Beek said there should be clarification on the road named Veral Road, which is also known as Veral Lane on the original plat because it's not referenced outside of the Board's discussion. Commissioner Smith asked Mr. Lippert if he understands he will have to work with his neighbors on a new road users' maintenance agreement, and Mr. Lippert said he does understand that although he is not sure exactly what it would be. Commissioner Smith said he will have to go to the six home owners who use the road and negotiate the maintenance of that road and what the split share of costs would be before he can get a building permit. Mr. Lippert agreed to do that. Commissioner Smith said if they further divide it there should be a separate condition that states development of more than two lots would require application for a straight rezone of the property. Mr. Lippert said he only wants one house up there and he only wants to sell one five-acre piece. He does not want additional homes. Commissioner Smith recommended changes to the conditions of approval as follows:

Condition No. 2, changes shall be developed in compliance with Article 17.

Condition No. 2A

- i. Remove the development agreement modification
- ii. Include also known as Veral Lane on the original plat (we need the name of the plat)
- iii. The language stays the same

Condition No. 2B is an ordinance condition so 2B can be deleted.

Condition No. 2C, regarding dedication, will be deleted as an extra condition from the Board forcing the applicant to do it is applicable.

Condition No. 4 shall state development of more than two lots will require a new rezone application and approval from Canyon County. Mr. Lippert said if he does sell the property he will have an attorney prepare paperwork stating it cannot be done any other way.

Upon the motion of Commissioner White and the second by Commissioner Van Beek, the Board voted unanimously to close public testimony. Commissioner Van Beek made a motion to approve the request by Wayne Lippert for a conditional rezone with a development agreement, Case No. RZ2021-0049, and to approve the changes to the conditions of approval as discussed. The motion was seconded by Commissioner White and carried unanimously. Staff will make changes to the development agreement, which will need to be signed by the applicant, and then all documents will be brought back to the Board for consideration. The hearing concluded at 11:33 a.m. An audio recording is on file in the Commissioners' Office.

DETAILED MINUTES TO COME AT A LATER TIME

Action Items:

Action Item: Review public comment, if any, regarding sale of odd-lot property 2419 Lincoln Street, Caldwell, Idaho

Action Item: Consider signing Quitclaim Deed to Doug Davidson for odd-lot property 2419 Lincoln Street, Caldwell, Idaho

DETAILED MINUTES TO COME AT A LATER TIME

Monthly Elected Officials' Meeting

APRIL 2022 TERM
CALDWELL, IDAHO APRIL 6, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED CLAIMS

- The Board has approved claims 583390 to 583424 in the amount of \$62,905.71

APPROVED CLAIMS ORDER NO. 2214

- The Board of Commissioners approved payment of County claims in the amount of \$1,893,781.13 for a County payroll

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Total Scale Service in the amount of \$15,311.61 for Solid Waste Department
- Hyatt Regency Bellevue in the amount of \$1,175.00 for Information Technology Department
- Dell in the amount of \$1,125.20 for Information Technology Department

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Cindy Lorta, HR Generalist; and Jennifer Almeida, DSD Office Manager

DETAILED MINUTES TO COME AT A LATER TIME

Action Item: Consider signing proclamation for Start by Believing Day

DETAILED MINUTES TO COME AT A LATER TIME

Executive Session, pursuant to Idaho Code, Section 74-206(1)(e)

Consider preliminary negotiations involving trade or commerce in which the county is in competition with governing bodies in other states or nations

PUBLIC HEARING TO CONSIDER A REQUEST BY EAGLE LAND SURVEYING REPRESENTING DAN CALLAHAN FOR A COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE WITH A DEVELOPMENT AGREEMENT, CASE NOS. OR2021-0020 & RZ2021-0043

The Board met today at 1:33 p.m. to conduct a public hearing in the matter of a request by Eagle Land Surveying representing Dan Callahan for a comprehensive plan map amendment and a rezone with a development agreement, Case Nos. OR2021-0020 & RZ2021-0043. Present were: Commissioners Keri Smith, Pam White Leslie Van Beek, DSD Elizabeth Allen, Robin Callahan, Dan Callahan, Scott Brock, Larry Haviland, Robert Tunison, Anne Wagner, Emery Meeks, Dustin Schiffler, Tyson Meeks, and Deputy Clerk Monica Reeves. Deputy PA Zach Wesley arrived at 2:45 p.m. Elizabeth Allen gave the oral staff report. Eagle Land Surveying representing the property owner, Dan Callahan, is requesting a comprehensive plan map amendment to change the future land use designation of parcel No. R37410 from Agriculture to Residential. Also requested is a rezone of 39.98-acres from the current zoning designation of "A" (Agricultural) to an "R-R" (Rural-Residential) zone with a development agreement restricting future development of the site to four 10-acre parcels. The subject property is located on the northwest corner of Galloway Road in Middleton. The subject property is an original lot and has been farmed by the property owner and leaser. Within one mile of the site there are seven sporadic residential zoning designations with an average minimum lot size of 43.45 acres. Active farmland and agricultural zones are located in

all directions surrounding the site, as well as homesites. Within one mile of the site there have been four land use cases approved since 2017: one case was a conditional rezone to rural residential that restricted development to one homesite; another case was a conditional rezone to rural residential that restricted the development to two 6-acre lots; and another case was a rezone to rural residential. The project site and surrounding area are primarily active farmland and development of the site could potentially fragment viable farmland. Two dairies are located within two miles of the site and one site is situated within three miles of the site. A feedlot is situated over two miles from the site. The site is located within a nitrate priority area and a majority of the sampled wells contain a nitrate level of .005 to 49.80 milligrams per liter of nitrates. Individual wells and septic systems are proposed when the site develops. Ms. Allen reviewed the agency comments. Staff found the requested comprehensive plan map amendment is inconsistent with the 2020 comprehensive plan. the proposed residential designation is not compatible with designations to the north and west. Extending residential designation to this property introduces a designation that is not compatible with the area's character nor is it consistent with the vision. For the straight rezone to rural residential, staff found it is not compatible with the character of the area. After the P&Z Commission hearing the applicants met with staff to discuss adding a development agreement to make it a conditional rezone and if that moves forward it would require a second hearing with the Board. The items addressed include an acre and a half homesite footprint limited to one of the four corners of each 10-acre parcel. Landscaping can be placed within the homesite footprint and trees can be located around each parcel so long as they do not impede the visibility of drivers. Fencing will be option, pressurized irrigation and irrigation management plan are proposed; road and access will meet County and highway district standards. Staff found the proposed conditional rezone and development agreement, based on the letter of intent, would be more compatible than a straight rezone. The building footprint size will allow the remaining property to be utilized as some form of agriculture and create a buffer between the homes and the other adjacent ag operations. Letters of opposition were received citing concerns about the loss of farmland and impacts farming operation, rural character, water quality, fragmentation of remaining farmland, impacts to infrastructure and services, and objections to the process for the development agreement and that it should go back to the P&Z Commission. On February 3, 2022, the P&Z Commission recommended denial of the requests. At the time of denial, the applicant had not agreed to a development agreement. Alternative options for the applicant: since it's considered an original parcel it could be eligible for one land division and they could build a primary residence and a secondary residence on both parcels. Staff had recommended to the property owner at the time of submittal to explore a development agreement, but they did not add that until after the P&Z Commission hearing. Following her report, Ms. Allen responded to questions from the Board.

The following people testified in support of the request:

Robin Callahan testified she lives two miles from the site and her family currently farms the subject property which has been in their family since 1977. They have three surviving children and their intent for the conditional rezone is to provide the opportunity for their children to live close to each other and have more land. The Callahans hope to live on the property as well. They have proposed a development agreement and initially they were concerned with what that would entail

and the requirements that might be asked of them but as they met with staff they came up with a proposal that made sense for the community. By minimizing it to four 10-acre developments it would be more viable and help address the concerns about additional traffic, high-density, and the loss of farm ground. The property was heavily leveled in the 1980's and for many years they struggled with having it be a viable piece to raise crops. The pivot has helped, but they do struggle with irrigating the corners. They've tried to keep it as farm ground because it's been in the family for many years and they wanted to keep it and eventually make it productive. They have struggled with the development that's occurred in the area; they used to farm ground on Emmett Road and Purple Sage Road and they just turned it back to the landlord this year because it's difficult to move farm equipment. There is residential on the south and east side and if they are granted their four 10-acre lots it could act as buffer to help continue to keep it as farm ground and yet allow people to farm all around it. A survey was completed and the total acreage of the property is 40.01 acres. They will take the pivot out once they have a plan to develop it and they will use wheel lines or other irrigation, but they will have pressurized irrigation to each of the four parcels with homesites located in any of the corners so they are not as restricted in where they choose to place their home. Following her testimony, Ms. Callahan responded to questions from the Board regarding the location of the pivot and proposed homesites.

Scott Brock testified he has a real estate license although there is no licensing, compensation, or developer involved with this project. Mr. Brock said the Callahans are not looking to harm their fellow farmers, they simply want to allow their children to live on the property. Mike Wagner, the farmer across the street, has no opposition to the request. According to Mr. Brock the City of Middleton has a "gobble" mentality and he was asked by the Mayor of Middleton to help square things away and ease up the appetite for density. The property directly to the south is owned by someone who's going to put water and sewer there because it will fall into Middleton's new comprehensive plan. Following his testimony, Mr. Brock responded to questions from the Board.

Neutral testimony was offered as follows:

Larry Haviland testified he spoke with Mr. Callahan and was pleased to hear they are proposing four lots with a 10-acre minimum, although he would like them to restrict the property so it cannot be further split. He referenced the Willowbrook Development north of Star and asked if the Commissioners are communicating with Ada County to restrict it because the development will severely impact the surrounding area. He wants the County and the cities to charge developers impact fees.

Testimony in opposition was as follows:

Robert Tunison, the attorney representing the trust of Anne Wagner, said there has not been transparency on this case and he is concerned today's hearing was not properly noticed for a conditional rezone. The straight rezone and comprehensive plan map amendment should be denied. He believes people would be more open to the idea if there are restrictions to the development such as whether it's for the Callahan children. They applicants have not shown how the property will be irrigated in the future or where the homesites will be located. They need to

show engineered drawings of where everything will be and how it will work out in the end. Mr. Tunison said a conditional rezone should not be discussed today, it should be noticed properly for a future hearing. In response to question from Commissioner White about the development agreement and its conditions, Mr. Tunison said he doesn't believe his client would agree to any form of approval today. The hearing was not noticed as a conditional rezone and there is confusion on multiple parties on whether it's a conditional rezone or a straight rezone and there has not been an adequate process to discuss it. More developed plans should be submitted so that parties can weigh in on those plans regarding what exactly will go in.

Commissioner Van Beek had questions of staff regarding the applicant's intent. Elizabeth Allen said staff added conditions in the findings for a conditional rezone, but there is not an official draft of a development agreement in the packet. She does not agree with the County attorney's recommendation to go to a second BOCC hearing; she believes it should go back to the P&Z Commission for a transparent process. Staff moved the case forward based on the advice of legal counsel. Commissioner Smith said this is a unique case where the application changed between the P&Z Commission and the Board. The Board has made recommendations for development agreements on other cases and those hearings get tabled and re-noticed with a final decision at the second hearing. The P&Z Commission did not have an opportunity to review a conditional rezone so it would be nice to hear from the Commission; however, the flip side is state statute is clear in that if the Board makes a substantial change a second hearing is mandated.

Mr. Tunison said under Idaho Code it is not required to have P&Z Commission review applications first; it can go straight to a board; however, Canyon County has decided to use a P&Z Commission and therefore it should go back to the P&Z Commission because Canyon County Code contemplates this process, and the process has not been adequately followed and transparent. Commissioner White has no problem with re-noticing the hearing for a conditional rezone and development agreement. Commissioner Smith read from County code and state statute regarding noticing requirements. She understands the point of sending it back for a recommendation and she said the Board has the power to do that if it wants to, but she doesn't think a judge would throw it out per state statute. Deputy PA Zach Wesley arrived at 2:45 p.m. at which time Commissioner Smith wanted to go into Executive Session regarding Mr. Tunison's concern about the legality of the hearing. The session was held as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 2:47 p.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) to discuss records exempt from public disclosure and attorney-client communication, and to communicate with the 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 Smith, Van Beek and White voting in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Keri Smith, Pam White, and Leslie Van Beek, Deputy PA Zach Wesley, DSD Planner Elizabeth Allen and Deputy Clerk

Monica Reeves. The Executive Session concluded at 3:00 p.m. with no decision being called for in open session.

Deputy PA Wesley said the Board asked him to address the noticing issue regarding today's hearing. Initially the application for the P&Z Commission included a request for comprehensive plan map amendment and a rezone of approx. 40 acres from an agricultural to a rural residential. The P&Z Commission recommended denial and the applicant altered their proposal to include a conditional rezone with a development agreement in an attempt to persuade the Board to adopt the proposal. The notice went out with the original application language and that remains the main thrust of the application, however, they are now offering to limit their rural residential use with a development agreement in order to persuade the Board to adopt their proposal. We can deal with this in several ways: prior Boards have had a preference to allow applicants to make changes during a hearing to their proposal and have engaged in a dialogue/negotiation about what the terms of a conditional rezone would be because those changes in adopting that would be materially different from what was proposed to the P&Z Commission and a second hearing would be held with additional notice with the more specific terms of approval and then a second hearing could be held so that there could be another opportunity for people to address those specific conditions, or development agreement, or whatever changes were made. Another option is to have the applicant present their new proposal to the P&Z Commission, which is an option the Board has used less frequently because it has opted to forego the extra procedure if it agrees with the proposal. There is one other potential option that if the P&Z Commission heard it they would have the chance to make a recommendation on the new proposal and it would come back to the Board for the same hearing procedure with re-noticing of the new application terms and if the Board agreed, it would be one hearing and if it disagreed with the P&Z Commission they would end up with two hearings. Either procedure would satisfy the notice procedures in the Local Land Use Planning Act and he will leave it to the Board's discretion on whether it wants to consider the application today as a plea or a request from the property owner to persuade it to grant the rezone. Or, as a new application in which case it would go back through the P&Z Commission. Commissioner White wants it to be noticed properly; it does not need to go back to P&Z. Commissioner Smith said the Board is acknowledging that that were issues and that there is a discrepancy in the legal description, however, the ordinance does allow that each person who showed up today received adequate notice. The correct noticing would proceed with the second hearing as allowed by Idaho statute, or, we have the latitude to agree to a hearing or to remand it back for a recommendation if that is important for the Board to hear that the P&Z Commission would still recommend denial on a conditional rezone with conditions and if that's the case and we would want to know the recommendation on this proposed case. Commissioner Smith is interested in what the P&Z Commission would say, however, if we were going to do that we should have a policy that requires everyone to do that. Moving forward, if there is any change to the application, then the case would go back to the P&Z Commission, but right now we have been functioning and doing a good job with second hearings and testimony is often introduced that changes and application and so she is comfortable moving forward with a second hearing by the Board. Commissioner Van Beek said there is merit to the argument Mr. Tunison has made. There is an acknowledgement of an error and a remedy for that that we are using as precedent. We have not remanded it back to P&Z for the reasons we have articulated already even though she agrees

that due process appears impugned on that, she wants to move forward to hear what the argument. If we approve this there will be a second hearing and it's possible the conditions could persuade Ms. Wagner to create that transitional area that protects some of that. It's complicated because there was an error. Commissioner Smith said the safest route is to go back to the P&Z Commission. The other option is to continue today's hearing and if we decide to move forward with conditions it will be sent back for a second hearing. Commissioner White said we are going to re-notice this properly so we hear the new request accurately. There was further discussion on process. Commissioner Van Beek said there is merit on both sides, and if we're just going to function on process than there is an argument that's been made and it's no one's fault, it's just an error and she wants to get to a point to find an area of common agreement and if that is not going to allowed then she supports stopping the testimony. Commissioner Smith said the Board will start over with a legally noticed document for a conditional rezone and a development agreement and noticing the change from the P&Z Commission's decision. The site will have to be posted as well. Staff will find the soonest date possible and re-notice the hearing. The hearing concluded at 3:20 p.m. An audio recording is on file in the Commissioners' Office.

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 7, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED CLAIMS

- The Board has approved claims 583641 to 583678 in the amount of \$89,321.77
- The Board has approved claims 583594 to 583640 in the amount of \$56,100.24
- The Board has approved claims 583563 to 583593 in the amount of \$34,938.34
- The Board has approved claims 583679 to 583683 in the amount of \$7,266.18
- The Board has approved claims 583455 to 583474 in the amount of \$20,166.00
- The Board has approved claims 583425 to 583454 in the amount of \$30,198.07

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Dawn Moore, Legal Assistant IV; Veronica Garcia, Legal Assistant III

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Amazon in the amount of \$2429.10 for Information Technology Department

APPROVED COMMUTER VEHICLE AUTHORIZATION FORM

- The Board approved a commuter vehicle authorization form for Katie Phillips

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Bob's Trolley House II LLC dba Bob's Trolley House II (Resolution no. 22-044)
- The Board approved an Alcoholic Beverage License reviewal for Shushi LW LLC dba Sushi Sushi and Idaho Golf Partners Inc dba Timerstone Golf Course (Resolution no. 22-043)

DETAILED MINUTES TO COME AT A LATER TIME

Medical Indigency Decisions

Action item: Consider approval/denial of indigent decisions and signing of liens

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with county attorneys for legal staff update and action items:

Action Item: Consider signing Amendment No. 2 to Canyon County's Agreement with Cole Architects Agreement No. 19-127

Action Item: Consider signing Addendum No. 1 for Canyon County Fair Expo Building Audio/Visual Equipment and Installation IFB

Action Item: Consider signing Services Agreement with Crime Stoppers of Southwest Idaho

Action Item: Consider signing a final plat for Steady Acres Subdivision: Case no. SD2021-0048

PUBLIC HEARING - REQUEST BY J.A.P.S. OF IDAHO, LLC, FOR APPROVAL OF A PRELIMINARY PLAT, IRRIGATION, GRADING, DRAINAGE AND TRAIL PLAN FOR STADIUM SUBDIVISION NO. 2, CASE NO. SD2020-0027

The Board met today at 10:03 a.m. to conduct a public hearing in the matter of a request by J.A.P.S. of Idaho, LLC, for approval of a preliminary plat, irrigation, grading, drainage plan and trail plan for Stadium Subdivision No. 2, Case No. SD2020-0027. Present were: Commissioners Keri Smith, Pam White, and Leslie Van Beek, DSD Planning Official Dan Lister, Todd Lakey, Matthew Graham, Jay

Gibbons, Michael Conklin, Jake Conklin, Amy Woodruff, and Deputy Clerk Monica Reeves. This case was initially heard by the Board on February 8, 2022 and staff was directed to re-notice the hearing so the applicant could develop a trail master plan as required by the development agreement.

Dan Lister gave the oral staff report. The applicant provided a trail plan which included the location, design, access, signage, and maintenance plan which appears to meet the intent of the development agreement conditions. Staff has provided updated FCO's which included two additional conditions based off the deliberation at the underlying hearing regarding a landscape entry to the subdivision with a monument sign, and requiring the applicant to adhere to the trail plan, access, allowable use, signage, and maintenance shall be included in the CC&R's.

Testimony in support was offered as follows:

Matthew Graham, project engineer, said the trail plan complies with the development agreement. Walking, biking, horseback riding are acceptable uses, but motorized vehicles such as cars, trucks, scooters, and motorized bikes are not allowed. The trail will be maintained by the HOA. They plan to have signage at the front that says what the acceptable and non-acceptable uses are and they could add verbiage about where the trail starts and stops. Commissioner Smith would like them to add verbiage about discouraging use of Goodson Road. The Board wants the condition reworded to state that fire sprinklers may (not shall) be enforced through the CC&R's.

Todd Lakey said they are in compliance with the requirements for approval of the preliminary plat and they have presented the trail plan as requested.

Jay Gibbons said he tried to talk the highway district into allowing them to locate the trail adjacent to the pavement edge of the road, but they chose not to allow that because they wanted a separation between the road and the trails.

Amy Woodruff offered neutral testimony. She purchased the 20 acres south of the project a few years ago and she is not thrilled about having 131 new neighbors and wells. She doesn't like that the trail is located in the right-of-way and fronts other people's properties, and she would prefer it go around the exterior boundary of the property that's safer and functional. She wants to know how it will be used and evolve over time. Commissioner Smith thinks the trail will be used but she acknowledges people will go where they want.

Todd Lakey offered rebuttal comments. The trail has been part of the discussion since 2006 and there are some pros and cons either way and if it's located along the back it will be across private property and there be fences to deal with. We have the development agreement and condition no. 3A that states the owner shall install running and riding trails and pathways throughout the development that are open and accessible to the public along at least one side of the public streets that run through the project. It talks about the trail width, material to be used, and the trail plan was to be submitted but it has to conform with the development agreement which says the trail is in front along at least one side of the road. To change it would be contrary to the terms of the

agreement. Mr. Lakey said they will put in signage to help people understand this is a public trail and discourage the use of Goodson Road.

Commissioner Smith requested changes to the conditions of approval that says fire sprinklers may be required instead of shall be required; and signage should say the path does not intend for passage along Goodson Road and is discouraged. Commissioner Van Beek supports the changes. Upon the motion of Commissioner Van Beek and the second by Commissioner White, the Board voted unanimously to close public testimony. Commissioner Van Beek made a motion to approve the request by J.A.P.S. of Idaho, LLC, for approval of a preliminary plat, irrigation, grading, drainage and trail plan for Stadium Subdivision No. 2, Case No. SD2020-0027 with the changes to the conditions of approval as outlined by Chairman Smith. The motion was seconded by Commissioner White and carried unanimously. The hearing concluded at 10:43 a.m. An audio recording is on file in the Commissioners' Office.

MEET WITH LOCAL MAYORS TO DISCUSS COUNTY GROWTH

The Board met today at 1:36 p.m. with local mayors to discuss county growth. Present were: Commissioners Keri Smith, Pam White and Leslie Van Beek, DSD Director Steve Fultz, Chief Deputy Sheriff Marv Dashiell, PIO Joe Decker, Star Mayor Trevor Chadwick, Caldwell Mayor Jarom Wagoner, Caldwell Finance Director Carol Mitchell, Nampa Mayor Debbie Kling, Greenleaf Mayor Brad Holton, Paul Fitzer, Attorney for City of Greenleaf, Clerk Chris Yamamoto, and Deputy Clerk Monica Reeves. Newly elected Caldwell Mayor Jarom Wagoner was welcomed, and then there was a roundtable discussion on the need for a new jail, safety impact fees, and growth/property tax impact fees as follows:

When asked if the County should run another bond or wait for local option sales tax, Mayor Chadwick and Mayor Wagoner said the better option would be to run the bond due to the long wait time for local option sales tax.

Commissioner Smith asked what impact fees the cities have in place. Mayor Wagoner said the City of Caldwell has impact fees for police, fire, parks & recreation and next year they will have impact fees for traffic. They are taking steps now to appoint new members to the impact fee committee.

Mayor Chadwick said the City of Star has impact fees for fire, parks & recreation, the Ada County Highway District impact fee, and they are getting ready to impact fees for police. Star is in the process of updating impact fees for Ada County who is in the process of getting it done for the Coroner's Office and the Sheriff's Office. He is on board with Canyon County implementing impact fees because we have to find ways to fund these things without passing it on to the current taxpayer. With that said, it doesn't hurt to run a bond again because you could adjust the bond to pay it back with some of the impact fees. Star is doing another dive into their comprehensive plan to reduce densities throughout out area because it's a problem. Mayor Chadwick estimates Star's percentage of growth over the last five years has been 20%. With the passage of HB389 and how it will prevent cities from funding police, Mayor Chadwick said he met with the building

contractors' association and told them they need to figure out how to fund police in the future otherwise they have to stop because HB389 prevents the city from being able to fund it correctly. They are working through options to see what's going to work for a funding formula that would sunset in a certain period of time as the property tax portion catches up to pay for it. They are doing a proportionate share with the developments to fund the widening of unfunded portions of the state highways that go through Star. They look outside the box and find ways to buildout the infrastructure without putting burden on the current taxpayer who's already there.

Commissioner Van Beek supports collecting impact fees for the Coroner, Parks, Sheriff and transportation.

Mayor Kling said the City of Nampa has impact fees for parks, fire, and police, and on Monday they approved an increase to their impact fees, but they removed the streets portion and will hold another public hearing on that portion. In 2018 the decision was that direct frontage improvements were to be covered by impact fees, but they found the fees will not cover the cost of frontage improvements, it only covers intersection improvements. The greatest complaint is around transportation and street congestion but because they are so far behind on transportation funding, which is a state issue, it make it really difficult. You have to accumulate impact fees over a period of time and if the economy were to slow the fees would also slow, so for a jail, to only fund growth from today that is the difficulty. The County may need to consider a bond election because the impact fees are so far out. Mayor Kling asked if the cities be paying County impact fees on top of impact fees. Commissioner Smith said we would each need to have an MOU where you would collect impact fees and disperse them back to the County for the amount that was for the jail. We don't want city residents to pay for the actual officers or vehicles, it would be for the infrastructure for the jail. Mayor Kling said the County has to fund a study to know where you're at, and it would be helpful to have a consultant do the research on what other cities are doing, what are the costs, how do you allocate it, etc. The capital improvement plan is a key piece of the impact study, but somebody needs to run the numbers to know how many years it's going to take to have enough money to even touch a jail.

Mayor Chadwick asked if the County can run a bond and pay it back with impact fees to reduce the cost of the current taxpayers. Commissioner Van Beek said the impact fees were never intended to make the annual payment on the lease, it's just a piece of the revenue source.

Chief Marv Dashiell reported on bed space numbers and needs, current population levels, and staffing levels at the jail as well as pretrial release and alternative sentencing programs. He spoke about the scale of the mental health problem and how we need programs that can get people the help they need at the right time. All law enforcement agencies in the area are having staffing issues and how the candidate pool has been reduced.

Mayor Chadwick said we need to do a big push on updating the impact fee statute to allow for an impact fee to be utilized for a period of time to help pay for staff for police and fire.

Commissioner Smith spoke about the critical need for a teen crisis center. We can get the funding for the start-up costs, which is a couple million dollars, but we cannot find a location for the center. Mayor Kling agreed that we need help for teens too, and we need a long-term solution for behavioral health issues where a lot of issues stem from drugs. It's not just a jail issue, it's a judicial issue and we can't fix it all. Commissioner Smith said the jail is significant and is the greatest service the County provides to the cities and we have to come up with a solution together and if we're all saying this is how we need to fund it and this is the plan moving forward she feels like that is the path forward even if it will cost the taxpayer more we need buy-in from each city.

Mayor Kling said there is buy-in two different ways: We all agree a jail is needed. The cost of that jail and what it consists of was the problem last time. There has to be an upfront collaborative discussion and a willingness to listen regarding what the jail needs to be and we need to get the concerned citizens onboard because they are a tremendous asset because of the thoroughness in which they look at things, and we have to be open to answering those hard questions. Commissioner Smith agrees. Mayor Chadwick said the County will have support from the City of Star. He asked about the possibility of adding a mental health unit to the process. Chief Dashiell said there wasn't anything specific on a mental unit than including programming space we don't currently have. He believes the jail plans need to be refreshed with new numbers, growth estimates, etc. Mayor Kling asked if there could be funding from a different source to cover the behavioral health side. What about having the current jail serve as a women's facility and building a jail for the men so we are utilizing the existing facility without having to build as large a facility. Commissioner Van Beek said the existing jail is poor, we have to think about those who are housed in there and the mental health of the people who have to work in those conditions.

There was discussion about the significant construction costs that will be involved, as well as the long-term costs of manning two facilities. Commissioner Smith asked about the possibility of moving juvenile detention to the current jail, and converting part of the facility for use as a teen crisis center? Chief Dashiell said it's not a terrible idea, it just hasn't been discussed.

There was discussion about why the jail bond failed in the past and what we need to work on:

- Need more than one funding source
- Dedicate a long-term funding source that will include some property tax and non-property tax sources
- The need for a structured and tight budget
- Have impact fees offset the growth portion
- The need for data analysis

Some say the County should have a savings concept to pay for the jail. Clerk Yamamoto said he's not a fan of a savings account because when he's asked concerned citizens how much they want to raise taxes to put dollars aside they oppose the raising of taxes and propose cutting expenses instead and when asked what services they want to cut that's where the conversation breaks down. Commissioner Van Beek talked about how the capital improvements project fund should

remain intact and not be exercised. Clerk Yamamoto said it comes down to how much you want to tax property owners.

Commissioner Smith asked if there is any way to combine funds and build a County mental health facility using opioid dollars.

Mayor Chadwick said he used to work for a commercial estimator who used to build jails. Is there a way to squeeze the jail down and build it with future expansion plans or add-alternates to make it more feasible for people to see. We have a 500-bed facility now and we were asking for a 1,000-bed facility, but we're not using the 500 beds we currently have which makes it a hard sell. Chief Dashiell talked about the phasing and operation plan for the new jail. There was discussion regarding the housing of state inmates, which has been an issue for many counties in the state. Commissioner Smith said she attended a meeting where Governor Little said they are working on a plan to build a new state prison.

The Mayors group will be allowed to tour the jail in a couple of weeks. Joe Decker was asked to send the jail plans to the group.

Carol Mitchell asked if this is an additional fee or an increase on top of the fees the city is collecting for parks & recreation, police, fire and streets, or is it just on to the police side? Commissioner Smith said would be a new impact fee for the jail, we don't want double dipping. We would have to do MOU's with everybody and have all those things figured out collaboratively. Mayor Chadwick said it has to be used within 8 ½ years. Commissioner Smith said it's worth looking into to see if we build the space for that 8 years can it go back to pay down those years of expenses because we pre-built it. It's worth asking to adjust it with the legislature and utilize it for personnel on a separate aspect.

Commissioner Smith asked when impact fees are too much and Mayor Chadwick said that would be when home prices drop down to \$200,000. Right now, we need to help fund growth. Mayor Kling said it goes to regionalism and if one community gets too high and one is too low then you're going to drive growth that direction so it has to be a collective decision on what we are doing regarding growth.

There was discussion about how the HR managers at the cities and County need to talk with each other about law enforcement wages.

Mayor Chadwick asked if there is an updated projected cost for the facility? He estimates the costs will increase by 40% from the 2017 estimate. Commissioner Smith said Sheriff Donahue was going to contact DLR and ask for an updated cost, but if that hasn't been done the Board will reach out so we can have an updated idea. We also need to establish what the baseline is. Another question is whether the new temporary spaces could be included in the needs assessment? Mayor Chadwick asked if there have been enough bond failures to force the action of a judicial review? Commissioner Smith and Chief Dashiell spoke about how the judiciary has not wanted to do that. The goal is to get the jail issue re-started with a team.

Commissioner Smith would like to use part of the landfill enterprise funds to help pay for the jail, but we cannot use those funds without major legislative change. Mayor Kling asked if there could be a vote on reallocating a certain amount of dollars?

Mayor Holton said there is a quality of life issue and we don't know yet what this growth is doing to us other than one clear thing is the people who lived here five years ago can no longer choose to sell their house and buy a new house so what does that do culturally to us, other than completely change who we are, what our priorities are, and what our quality of life is and that creates a slippery slope if not thought through about not having mental holds and a place to interrupt that person who's in crisis. If all we have is small over-crowded jail they're just going to be educated on how to become a criminal. We have to get the message to the people that it's a building, a jail, but we have to sell the package as more holistic than just 1,100 beds. That mentality has to change. Carol Mitchell said it's a problem every county is facing and she asked about the possibility of lobbying the legislature to allocate some of the liquor apportionment for funding assistance. Mayor Kling said that's not a bad idea; however, it's challenges when the cities lose revenue streams, and last year they lost \$1 million due to HB389 revenue reductions and if we keep losing revenue and go into a major recession we'll have to lay off employees.

Commissioner Smith said she would like to see a vape tax.

The group will meet again on May 3, 2022 from 12:15 p.m. to 1:30 p.m., and personal invitations will be sent to make sure all Mayors attend the meeting. For the next meeting the group hopes to have an idea from DLR on what the cost will be to update the jail plan. Commissioner Smith said we need to find out where we're at and then we can start talking about a committee and make sure we get the right people on the initial committee. She wants to visit with Attorney General Lawrence Wasden about the potential of using the opioid settlement funds along with a way to tie in a behavioral health component. Commissioner White will contact Attorney General Wasden. Another topic for the next meeting will be water issues, potential drought conditions. The meeting concluded at 3:21 p.m. An audio recording is on file in the Commissioners' Office.

APRIL 2022 TERM
CALDWELL, IDAHO APRIL 8, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED CLAIMS

- The Board has approved claims 583515 to 583562 in the amount of \$165,576.83
- The Board has approved claims 583475 in the amount of \$7683.27
- The Board has approved claims 583476 to 583514 in the amount of \$210,628.13

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Idaho Electric Signs in the amount of \$19248.00 for Facilities Department
- Curtis Blue Line in the amount of \$2154.20 for Canyon County Sheriff

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Scott Michael Hitt, P/T Deputy Sheriff-Courts & Transports; Dustan Gentry, Deputy Sheriff-Inmate Control; Scott Hillman, Building Inspector; Ryan Magee, Shop Tech; Thomas McGarry, Computer Network Technician

APPROVED CATERING PERMIT

- The Board approved an Idaho Liquor Catering Permit for Shewil LLC dba Slicks Bar to be used 4/30/22

APPROVED DECEMBER 2021 TERM COMMISSIONER PROCEEDINGS AND SYNOPSIS

The Minutes of the Fiscal Term of December 2021 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.

DETAILED MINUTES TO COME AT A LATER TIME

Public hearing

Consider amending Chapter 7, Articles 2, 17, and 18, Zoning Regulations, of the Canyon County Code of Ordinances; and severability clauses; and effective dates to include provisions for the land division of parcels created prior to September 6, 2004 and other amendments regarding the division of property. The amendment includes the following:

Chapter 7, Article 2, Section 3, Definitions: Amend the definition of original parcel

Chapter 7, Article 17, Section 3, Subsection 3: Jurisdiction: Amendment to subsections (a), (b), and (f) regarding agricultural parcels, parcels created by settlement or court decree and division of

land fewer than five parcels from the original. Article 18: Administrative Land Divisions. Chapter 7, Article 18: Amendment to include separate sections for purpose, applicability and application requirements and provisions, separate and amend provisions and requirements for land division in an "A" zone and divisions in other zones (Section 07-18-01), amendment to Section 07-18-05 (Administrative Division and Relocation of Building Permits between Contiguous Parcels in an Agricultural Zone) regarding removal of ownerships of contiguous parcels requirements and other minor amendments to subsection (4), amendment to Section 07-18-07 (Land Divisions by Judicial Division) to provide clarification to the requirements, and minor amendments

Action Item: The Board will consider whether to grant the request and issue:

Findings of Fact, Conclusions of Law & Order

Amended Ordinance

Legal Notice of Amended Ordinance

THIS PUBLIC HEARING WILL BE RESCHEDULED TO MAY 3, 2022 AT 10:00 A.M.

DETAILED MINUTES TO COME AT A LATER TIME

Continuation of meeting to discuss Chief Operating Officer position

Action Item: Consider signing resolution approving the title, job description, salary and FLSA status of the Chief Operating Officer position

DETAILED MINUTES TO COME AT A LATER TIME

Action Items:

Action Item: Consider signing Treasurer's tax charge adjustments by PIN for March 2022

Action Item: Consider signing a resolution to change the job description of one position in the Development Services Department

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 11, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White - **OUT**
 Deputy Clerks Monica Reeves/Jenen Ross

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Silvia K Lane dba The Vault 21 Club; Asia Market Inc dba Asian Grocery; Pantera Market LLC dba Pantera Market; Little Saigon Vietnamese Restaurant LLC dba Little Saigon Vietnamese Restaurant (Resolution no. 22-046)

DETAILED MINUTES TO COME AT A LATER TIME

Monthly Code Enforcement meeting to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with the Weed & Gopher Superintendent to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Quarterly meeting with the Parks Director to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with the Director of Information Technology to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Action Item - Consider signing Detention Center Pod 5 Roof Replacement Agreement

DETAILED MINUTES TO COME AT A LATER TIME

Weekly meeting with Public Information Officer to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Weekly meeting with the Director of Development Services to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Executive Session, pursuant to Idaho Code, Section 74-206(1)(e)

Consider preliminary negotiations involving trade or commerce in which the county is in competition with governing bodies in other states or nations

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 12, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED CLAIMS

- The Board has approved claims 583686 to 583689 in the amount of \$983.00
- The Board has approved claim 583685 in the amount of \$100.00

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Devin Krasowski, Associate Engineer; Debbie Cabodi, Assistant Plans Examiner; Trent Cluck, Systems Administrator I; Robert Fuller, Computer Network Technician; Linda Vanacore, Fair Events Coordinator; Marcus Gomez, Imaging Specialist

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with county attorneys for legal staff update and action items:

Action Item: Open bids for Canyon County Fair Expo Building audio/visual equipment and installation IFB

Action Item: Consider signing Canyon County agreement with DocuSign for Juvenile Probation

Action Item: Consider signing resolution designating polling locations for May 17, 2022 Election

Action Item: Consider adopting the City of Star Area of City Impact Ordinance Summary

DETAILED MINUTES TO COME AT A LATER TIME

Public hearing to consider a request by Michael List for a comprehensive plan map amendment and zoning map amendment: Case no. OR2021-0025/RZ2021-0050

Action Item: The Board will consider whether to grant the request and issue:

Findings of fact, Conclusions of law and Order

Resolution

Ordinance

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 13, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Hanson Janitorial in the amount of \$15873.40 for Canyon County Sheriff
- Scott Hedrick Construction, Inc in the amount of \$78404.92 for Facilities Department

APPROVED CATERING PERMIT

- The Board approved an Idaho Liquor Catering Permit for Raising Our Bar to be used 5/1/22; 5/7/22; 5/14/22; 5/15/22; 5/16/22; 5/21/22; 5/27/22; 5/29/22

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Idaho Bowling Corporation Inc dba Nampa Bowl; Craft Lounge LLC dba Craft Lounge; Grey Stone Corp dba V-Cut Lounge (Resolution no. 22-051)

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Linda S Barr dba Pet's Tavern; George Fletcher Inc dba Melba Valley Market; Montucky Brewing LLC dba White

Dog Brewing Co.; Golden Palace Inc dba Golden Palace; Raising Our Bar LLC dba Raising Our Bar; JCTSAI LLC dba Tsai's Kitchen; Pilot Travel Centers LLC dba Pilot Travel Center #638; THD LLC dba Mongolian Fire Grill; Inter Mountain Management LLC dba Fairfield Inn & Suites (Resolution no. 22-052)

DETAILED MINUTES TO COME AT A LATER TIME

Medical Indigency Decisions

Action item: Consider approval/denial of indigent decisions and signing of liens

DETAILED MINUTES TO COME AT A LATER TIME

Public hearing to consider a request by April Bibbins for a preliminary plat for Lansing Lane Subdivision: Case no. SD2021-0046

This case will be tabled to Thursday, May 19th, 2022 at 1:30 p.m.

DETAILED MINUTES TO COME AT A LATER TIME

Action Item: Consider signing resolution granting refund to Blackstone Homes for improperly collected impact fee

DETAILED MINUTES TO COME AT A LATER TIME

Public hearing to consider a request by T-O. Engineers for a comprehensive plan amendment, conditional rezone with development agreement and preliminary plat

Case nos. OR2021-0014, RZ2021-0029 & SD2021-0017

Action Item: The Board will consider whether to grant the request and issue:

Findings of fact, Conclusions of law and Order

Resolution

Ordinance

Development Agreement

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 14, 2022

PRESENT: Commissioner Keri K. Smith, Chair

Commissioner Leslie Van Beek, Vice Chairman
Commissioner Pam White
Deputy Clerks Monica Reeves/Jenen Ross

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Kellie L Artie, Customer Service Specialist; Alyssa N. Doyle, customer Service Specialist-Temporary

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- New Pig in the amount of \$4344.00 for Solid Waste Department

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for George & Kayla White dba Keystone Pizza (Resolution no. 22-053)

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Chop Shop LLC dba Chop Shop; Dos Caminos Mexican Restaurant LLC dba Dos Caminos Mexican Restaurant; MRG Inc dba Buck's Saloon & Steakhouse; City of Nampa dba Ridgecrest Golf Club; Fiesta of Nampa Inc dba Fiesta Guadalajara; Fiesta's Arts Inc dba Fiesta Guadalajara; Garden City Bar LLC dba 1918 Lounge; Cloudcroft Inc dba River Bend Golf Course (Resolution no. 22-054)

DETAILED MINUTES TO COME AT A LATER TIME

Public hearing to consider a request by Ryan & Tanya Robinson for a conditional rezone: Case no. RZ2021-0042

Action Item: The Board will consider whether to grant the request and issue:

Findings of Fact, Conclusions of Law & Order

Ordinance

Development Agreement

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with county attorneys for legal staff update

DETAILED MINUTES TO COME AT A LATER TIME

Action Item: Consider approving final plat for Purple Sage Estates no. 5; Case no. SD2021-0066

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with the Idaho Department of Water Resources to review emergency drought declaration process

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 15, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Cole Architects in the amount of \$5,110.00 for Facilities Department
- Bridge Brothers, Inc in the amount of \$70,576.00 for Facilities Department
- ACCO in the amount of \$4,859.00 for Facilities Department

APPROVED CATERING PERMIT

- The Board approved an Idaho Liquor Catering Permit for Bob's Trolley House II to be used 6/11/22; The Getaway Bar & Grill to be used 5/4/22

DETAILED MINUTES TO COME AT A LATER TIME

Meeting to discuss Board of County Commissioners department organization and needs

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 18, 2022

PRESENT: Commissioner Keri K. Smith, Chair
Commissioner Leslie Van Beek, Vice Chairman
Commissioner Pam White
Deputy Clerks Monica Reeves/Jenen Ross

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Pacific Steel & Recycling in the amount of \$8,381.75 for Solid Waste Department
- Oracle America, Inc. in the amount of \$4,000.00 for Information Technology Department
- Jatheon in the amount of \$7,649.00 for Information Technology Department

DETAILED MINUTES TO COME AT A LATER TIME

Action Items:

Action Item: Consider signing FCO's and development agreement for Burris Ranch Estates: Case nos. RZ2021-0029; OR2021-0014; SD2021-0017

Action Item: Consider signing FCO's and development agreement for Wayne Lippert, represented by Windermere Real Estate: Case no. RZ2021-0049

Action Item: Consider signing resolutions granting refund to Oakmont Homes for an improperly collected fee

DETAILED MINUTES TO COME AT A LATER TIME

Public hearing to consider a request by Russ & Vicki Elsberry for a short plat for Berry Acres Subdivision: Case no. SD2020-0041

Action Item: The Board will consider whether to grant the request and issue:

Findings of Fact, Conclusions of Law & Order

Final Plat

DETAILED MINUTES TO COME AT A LATER TIME

Weekly meeting with Public Information Officer to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with the HR Staff to discuss general issues, set policy and give direction

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 19, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED CLAIMS

- The Board has approved claims 583798 to 583834 in the amount of \$44,887.02
- The Board has approved claims 583767 to 583784 in the amount of \$14,996.50
- The Board has approved claim 583766 in the amount of \$78404.92
- The Board has approved claims 583709 to 583739 in the amount of \$33,781.35
- The Board has approved claims 583690 to 583708 in the amount of \$13194.00

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Tony Cassinelli, Maintenance Technician; Tracy Sevy, Part-Time Housekeeper; Cody Bailey, Deputy Sheriff-Inmate Control 51003; Curtis Graves, Deputy Judicial Marshal; Kevin Alvarez, Eviction Medication Services Coordinator-Part-Time; Alyssa Gray, Sr. Administrative Specialist; Kendra Elgin, HR Generalist

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Caxton Printers in the amount of \$1025.50 for Trial Court Administrator's Office
- B&D Supply in the amount of \$10575.00 for Solid Waste Department

APPROVED CATERING PERMIT

- The Board approved an Idaho Liquor Catering Permit for Bubbly Bar to be used 4/24/22

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal Sportsman's Hideout LLC dba Sportsman's Hideout; Firehouse Sports Pub & Pizza LLC dba Firehouse Sports Pub; Macabi Inc dba Acapulco Mexican Restaurant; Mariscos El Viejon LLC dba Marisco El Viejon (Resolution no. 22-057)

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Jacksons Food Stores Inc dba Extra Mile #177; Jackson's Food Stores Inc dba Jacksons Food Stores #3; Jackson's Food Stores Inc dba Jacksons Food Stores #5; Jackson's Food Stores Inc dba Jacksons Food Stores #22; Jackson's Food Stores Inc dba Jacksons Food Stores #59; Jackson's Food Stores Inc dba Jacksons Food Stores #60; Jackson's Food Stores Inc dba Jacksons Food Stores #61; Jackson's Food Stores Inc dba Jacksons Food Stores #62; Jackson's Food Stores Inc dba Jacksons Food Stores #64; Jackson's Food Stores Inc dba Jacksons Food Stores #82; Jackson's Food Stores Inc dba Jacksons Food Stores #85; Jackson's Food Stores Inc dba Jacksons Food Stores #63 (Resolution no. 22-058)

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Holy Cow Idaho LLC dba Holy Cow!; JLC 9 Inc dba Idaho Pizza Co; JLC2 Inc dba Idaho Pizza Company; JLC Corporation dba Idaho Pizza Company; BI-Mart Corp dba BI-Mart #614; Hutching Enterprises LLC dba H&M Meats and Catering; ItalianToGo Co, LLC dba ItalianToGo Co; Costco Wholesale Corporation dba Costco Wholesale #734; Jackson's Food Stores Inc dba Jacksons Food Stores #198; Jacksons Food Stores Inc dba Extra Mile #196; Jacksons Food Stores Inc dba Extra Mile #184; Jacksons Food Stores Inc dba Extra Mile #183; Jacksons Food Stores Inc dba Extra Mile #182 (Resolution no. 22-059)

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Jacksons Food Stores Inc dba Extra Mile #181; Jacksons Food Stores Inc dba Extra Mile #180; Jacksons Food Stores Inc dba Extra Mile #179; Jacksons Food Stores Inc dba Extra Mile #178; Jacksons Food Stores Inc dba Extra Mile #115; Jacksons Food Stores Inc dba Extra Mile #117; Jacksons Food Stores Inc dba Extra Mile #126; Jacksons Food Stores Inc dba Extra Mile #143;

Jacksons Food Stores Inc dba Extra Mile #144; Jacksons Food Stores Inc dba Extra Mile #147; Jacksons Food Stores Inc dba Extra Mile #148; Jacksons Food Stores Inc dba Extra Mile #149; Jacksons Food Stores Inc dba Extra Mile #164 (Resolution no. 22-060)

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with Public Defender to discuss compensation plan and reimbursement for murder cases to conflict counsel

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with county attorneys for legal staff update and action items:

Action Item: Consider signing a resolution classifying certain records of CCSO and authorizing destruction

Action Item: Consider signing addendum no. 1 to FY2022 Pickles Butte Sanitary Landfill Dust Control Project

DETAILED MINUTES TO COME AT A LATER TIME

Public hearing to consider a request by Guillermo Martinez & Collias Family Trust for a comprehensive plan map amendment and conditional rezone with development agreement

Case nos. OR2021-0018 & RZ2021-0023

*This case will be tabled to Tuesday, June 7th at 10:00 am per request of Applicant

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with County Treasurer to consider casualty loss application

Action Item: Consider a request by JM Hess Construction Co Inc for a casualty loss application

DETAILED MINUTES TO COME AT A LATER TIME

Weekly meeting with the Director of Development Services to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with the Fair Director to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with Public Defender to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with the Director of Facilities and the Clerk to discuss potential rental properties

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 20, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED CLAIMS ORDER NO. 2215

- The Board of Commissioners approved payment of County claims in the amount of \$1,789,520.83 for a County payroll

APPROVED CLAIMS

- The Board has approved claim 583925 in the amount of \$70,576.00
- The Board has approved claims 583897 to 583924 in the amount of \$50,204.35
- The Board has approved claims 583835 to 583861 in the amount of \$85,101.49

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Dell in the amount of \$2349.34 for Information Technology Department

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Smoky Mtn Pizza & Pasta Nampa LLC dba Smoky Mountain Pizzeria Grill; The Getaway Bar & Grill Inc dba The Getaway; BFC 12th Avenue LLC dba Boise Fry Company (Resolution no. 22-061)

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Labyrinth Escape Games LLC dba Labyrinth Escape Games; Franklin United Inc dba United Oil; Owyhee Motor Sales Inc dba Owyhee Motor Sales Inc; Albertsons LLC dba Albertsons #166; Albertsons LLC dba Albertsons #176; Albertsons LLC dba Albertsons #103; Albertsons LLC dba Albertsons #1602 (Resolution no. 22-062)

DETAILED MINUTES TO COME AT A LATER TIME

Public hearing to consider a request by Ryan & Tanya Robinson for a conditional rezone: Case no. RZ2021-0042

Action Item: The Board will consider whether to grant the request and issue:

Findings of Fact, Conclusions of Law & Order

Ordinance

Development Agreement

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 21, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED CLAIMS

- The Board has approved claims 583785 to 583785 in the amount of \$2,438.50

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Veronica Valenzuela, Drug Testing Technician-Part-Time

DETAILED MINUTES TO COME AT A LATER TIME

Medical Indigency Decisions

Action item: Consider approval/denial of indigent decisions and signing of liens

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with county attorneys for legal staff update and action items:

Action Item: Consider signing notice of intent to award for Canyon County Fair Expo Building Audio/Visual Equipment and Installation IFB

Action Item: Consider signing notice of sole source procurement of Caterpillar Model 972MXE Wheel Loader from Western States Equipment

Action Item: Opening Bids for FY2022 Pickles Butte Sanitary Landfill Dust Control System Project Solicitation of Bids

DETAILED MINUTES TO COME AT A LATER TIME

Action Items:

Action Item: Consider new alcoholic beverage license for Family Dollar Inc dba Family Dollar Store #30004

Action Item: Consider new alcoholic beverage license for Kenal LLC dba Kenal Leasing

DETAILED MINUTES TO COME AT A LATER TIME

Quarterly meeting with Directors of Misdemeanor Probation to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Quarterly meeting with Directors of Juvenile Probation to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Quarterly meeting with Director of Juvenile Detention to discuss general issues, set policy and give direction

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 22, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Kelly Galloway, Senior Customer Service

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Trafficalm in the amount of \$1,539.52 for Solid Waste Department
- SBI in the amount of \$3,160.00 for Facilities Department

DETAILED MINUTES TO COME AT A LATER TIME

Meeting to discuss potential rental properties

Action Item: Consider lease agreement

* This meeting was rescheduled to Tuesday, April 26th at 2:30 p.m.

APRIL 2022 TERM
CALDWELL, IDAHO APRIL 25, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Colleen Lorenz, Temporary elections worker; Lydia Lorenz, Temporary elections worker; Ellen Cahalan, Part Time Generalist; Chimene Eisfelder, Deputy Sheriff-Inmate Control; Shirley Santos, Drug Testing Technician Part-Time; Richard Cabana, Deputy Judicial Marshal

APPROVED CLAIMS

- The Board has approved claim 584113 in the amount of \$259.00
- The Board has approved claims 583993 to 584018 in the amount of \$17,363.82
- The Board has approved claims 584019 to 584046 in the amount of \$31,433.30

- The Board has approved claims 583926 to 583951 in the amount of \$52,702.68
- The Board has approved claims 583952 to 583992 in the amount of \$92,135.10
- The Board has approved claims 584086 to 584112 in the amount of \$34,898.27
- The Board has approved claims 584047 to 584085 in the amount of \$68,401.37
- The Board has approved claims 583862 to 583896 in the amount of \$58,127.52
- The Board has approved claims 583740 to 583765 in the amount of \$52,386.91

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for I.C.A.N. Foods Inc dba The Griddle; Pantera Market 4, Inc dba Pantera Market #4; Vapor LLC dba Vape; Heather Zimmerman dba The Garage Café; Armgusher LLP dba Nampa Gusher; Larosita Mexican Sore Inc dba Larosita Mexican Store; Tita's LLC dba La Playita; Messenger LLC dba Messenger; County Line Wine Company LLC dba County Line Wine Company (Resolution no. 22-068)

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Nampa Restaurant Ventures, LLC dba T.G.I. Friday's; Nampa Wings, LLC dba Winger's Restaurant & Alehouse; O Seafood Inc dba O Crab; Galimofre LLC dba Italianesque; Apple Idaho LLC dba Applebee's Neighborhood Grill & Bar; Jak*s Place dba Jak*s Place Neighborhood Grill; Caldwell Treasure Valley Rodeo Inc dba Caldwell Night Rodeo (Resolution no. 22-069)

DETAILED MINUTES TO COME AT A LATER TIME

File in minutes the Treasurer's monthly report for March 2022 and quarterly report for January 1, 2022 to March 31, 2022

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with Fleet Director to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with Facilities Director to discuss replacement of the animal shelter's roof

*This meeting has been cancelled and will be rescheduled to a later date.

DETAILED MINUTES TO COME AT A LATER TIME

Action Items:

Action Item: Consider new alcoholic beverage license for Olive Branches LLC dba Olive and Vyne Caldwell

Action Item: Consider new alcoholic beverage license for Red Brick LLC dba Vape

Action Item: Consider new alcoholic beverage license for Melba Pizza Extreme LLC dba Melba Extreme Pizza

DETAILED MINUTES TO COME AT A LATER TIME

Weekly meeting with Public Information Officer to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Weekly meeting with the Director of Development Services to discuss general issues, set policy and give direction

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 26, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED CLAIMS

- The Board has approved claim 584119 in the amount of \$99.45
- The Board has approved claims 584116 to 584118 in the amount of \$2,979.14
- The Board has approved claim 584115 in the amount of \$289.86
- The Board has approved claim 584114 in the amount of \$3,826.31

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Main Street Motors in the amount of \$23,606.00 for Fleet

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with the Solid Waste Director to discuss general issues, set policy and give direction

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with the County Agent to discuss general issues, set policy and give direction

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 27, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- New Horizon's in the amount of \$1190.00 for Information Technology Department
- WCP in the amount of \$17724.00 for Information Technology Department

DETAILED MINUTES TO COME AT A LATER TIME

Public hearing to consider a request by Gunner & Theresa Bradford, represented by Darin Taylor for a conditional rezone and preliminary plat: Case nos. CR2021-0007 & SD2021-0036

Action Item: The Board will consider whether to grant the request and issue:

Findings of Fact, Conclusions of Law & Order

Development Agreement

Ordinance

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 28, 2022

PRESENT: Commissioner Keri K. Smith, Chair

Commissioner Leslie Van Beek, Vice Chairman
Commissioner Pam White
Deputy Clerks Monica Reeves/Jenen Ross

APPROVED CLAIMS

- The Board has approved claims 584210 to 584211 in the amount of \$243.00
- The Board has approved claims 584120 to 584149 in the amount of \$65,179.95
- The Board has approved claims 584150 to 584169 in the amount of \$90,686.90
- The Board has approved claims 584170 to 584189 in the amount of \$9,704.80
- The Board has approved claims 584190 to 584209 in the amount of \$72,531.03

APPROVED CATERING PERMIT

- The Board approved an Idaho Liquor Catering Permit for 1918 Lounge to be used 5/3/22

APPROVED EMPLOYEE STATUS CHANGE FORM

- The Board approved an employee status change form for Samuel Mohr, Juvenile Probation Officer; Evelyn Grace Alvarado, Marine Deputy-Temp; Patrick Collins, Deputy Sheriff-Patrol

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal G & G Investments Idaho LLLP dba Bud's; Angeles De Puebla Ice Cream LLC dba Angels De Puebla Ice Cream; The Tackle Shop LLC dba The Tackle Shop; Darice Feigel dba The Undiscovered Barrel; Flying Pie Pizzeria 2 LLC dba Flying Pie Pizzeria (Resolution no. 22-070)

SIGNED RESOLUTION FOR ALCOHOLIC BEVERAGE LICENSE

- The Board approved an Alcoholic Beverage License renewal for Verns Lounge LLC dba Vern's Lounge; Indian Creek Steakhouse LLC dba Indian Creek Steakhouse; WW Inc LLC dba Rocco's Roadhouse; La Copa LLC dba La Copa; Nampa Lodge #1389 BPOE Inc dba Nampa Elks Lodge #1389; Nampa Hospitality LLC dba Best Western Plus (Resolution no. 22-071)

DETAILED MINUTES TO COME AT A LATER TIME

Medical indigency appeal hearings and decisions

Action Item: Consider approval/denial of indigent decisions and signing of liens

Action Item: Consider applications on appeal of initial determination (names and other information withheld pursuant to Idaho Code §74-106(4) and (6))

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with county attorneys for legal staff update and action item:

Action Item: Consider signing Exhibit C to Administrative Services Agreement with Blue Cross of Idaho and Gem Plan

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with Assessor's Office to consider various new and renewing property tax exemptions under codes: 602W, 602D, 602P, 602B, 602C, 602E, 602GG, and 50-2014

APRIL 2022 TERM

CALDWELL, IDAHO APRIL 29, 2022

PRESENT: Commissioner Keri K. Smith, Chair
 Commissioner Leslie Van Beek, Vice Chairman
 Commissioner Pam White
 Deputy Clerks Monica Reeves/Jenen Ross

There were no meetings held this day.

THE MINUTES OF THE FISCAL TERM OF APRIL 2022 WERE READ AND APPROVED AND FOUND TO BE A PROPER RECORD OF THE PROCEEDINGS OF THE BOARD OF CANYON COUNTY COMMISSIONERS, CANYON COUNTY IDAHO.

DATED this _____ day of _____, 2022.

CANYON COUNTY BOARD OF COMMISSIONERS

Commissioner Leslie Van Beek

Commissioner Keri K. Smith

Commissioner Pam White

ATTEST: CHRIS YAMAMOTO, CLERK

By: _____, Deputy Clerk

DRAFT