

# Valley County Board of Commissioners

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**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS  
CASCADE, IDAHO  
September 5, 2023**

**PRESENT:**                   **ELTING HASBROUCK (CHAIRMAN)**  
                                  **SHERRY MAUPIN (COMMISSIONER)**  
                                  **NEAL THOMPSON (COMMISSIONER)**  
                                  **DOUGLAS MILLER (CLERK)**

Chairman, Elting Hasbrouck led the Pledge of Allegiance.

**Action Item:** Chairman Hasbrouck presented the commissioners' agenda for September 5, 2023. Commissioner Thompson made a motion to approve the commissioners' agenda for September 5, 2023. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for September 5, 2023.

Clerk, Douglas Miller advised that the meeting minutes would be postponed for approval until September 11, 2023.

Chairman Hasbrouck began the discussion related to scheduling the commissioner meetings for October, November, and December. The commissioners discussed having a conversation with elected officials and department heads about possibly moving the commissioner meetings from Monday. The commissioners set the commissioner meeting in October for 2<sup>nd</sup>, 10<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup> and cancelling the 30<sup>th</sup>. The November dates would be the 1<sup>st</sup>, 13<sup>th</sup>, 20<sup>th</sup> and 27<sup>th</sup>. The meetings in December would be 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup> and 26<sup>th</sup>. Chairman Hasbrouck made a motion to set the commissioner meeting dates as proposed. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to set the commissioner meeting dates as proposed.

Chairman Hasbrouck began the discussion related to the Insight Road Department Shop design for the Gold Dust Shop. Clerk, Douglas Miller advised that the Prosecuting Attorney's Office had not had the opportunity to review the proposal or the agreement. Chief Deputy Prosecuting Attorney, Brian Oakey requested an additional week to review the proposal and agreement. Chairman Hasbrouck requested that the matter be placed on the agenda for September 11, 2023.

Treasurer, Johanna Defoort presented on the option to reinvest ARPA Funds and provided an overview of the strategies to reinvest the funds. The commissioners discussed potential expenditures of ARPA funds that have been committed to different projects and the potential need to have available funding. The commissioners would like to make a formal decision after the discussion regarding the possibility of purchasing homes through Idacore Homes.

Chairman Hasbrouck began the workshop related to the discussion regarding radio upgrades/needs within Valley County for multiple agencies. Valley County Dispatch Supervisor, Kelly Copperi provided an update to the commissioners regarding options that had been proposed but advised that the formal workshop had been delayed until the selection of a Sheriff. She explained the need for a full analysis of the existing system and determine what was available. She presented the need to have a consultant hired to conduct the analysis. She informed the commissioners that there was consideration to review the possibility of a truncated system and explained the reasons for the needed upgrades. Emergency Services Manager, Juan Bonilla was asked if there were any grants available to fund a project of the nature. He presented on the potential grants that would be available for funding. The commissioners asked the potential cost for a consultant because it was explained that anything over \$75,000 would need to be put out for a formal bid. Valley County Dispatch Supervisor, Kelly Copperi explained the entities that would potentially use the truncated system to include the local fire department, City of McCall, City of Cascade, Idaho State Police. Emergency Services Manager, Juan Bonilla presented on available grants and funding through Idaho of Homeland Security. The commissioners explained that they would need to determine the total cost before committing any funding to the project and requested that Sergeant, Kelly Copperi discuss estimated cost with the consultants and present back to the commissioners in the future.

Chairman Hasbrouck opened the Public Hearing for the Idaho Community Development Block Grant for Yellow Pine Distribution Line at 10:03 a.m. and asked for a staff report. Grant Writer, Mackenzie Castor provided a staff report to the commissioners regarding the Idaho Community Development Block Grant for the Yellow Pine Distribution Line. She explained to the commissioners the work that had been completed and the proposed work that would potentially be completed. She disclosed the next steps and the future cost for the project as well as where the funding would be coming from including a loan from Yellow Pine Water Users Association.

Chairman Hasbrouck asked if there was anyone who was opposed to the proposal. The record will reflect no one was in attendance.

Chairman Hasbrouck asked if there was anyone who was undecided. The record would reflect no one was in attendance.

Chairman Hasbrouck asked if there was anyone who was proponent. The record would reflect no one was in attendance.

Grant Writer, Mackenzie Castor advised that the public hearing was required by the Idaho Department of Commerce.

Chairman Hasbrouck closed the public hearing at 10:08 a.m. with no action being taken as it was for informational purposes.

Chief Deputy Clerk, Gabrielle Knapp and Grant Writer, Makenzie Castor presented an update regarding the childcare expansion grant. It was explained that WICAP and Cascade School District had recently made Valley County aware that they were not interested in collaborating on the childcare expansion grant. Chief Deputy Clerk Knapp and Grant Writer Castor were asking the commissioners for suggestions on other partners that could be considered for the application of the grant as the requirement was to partner with another entity. The commissioners provided suggestions but had concerns that due to the time constraints the possibility of applying for the grant with a partner as an existing employer might not be feasible. The commissioners appreciated all the work that was done by Grant Writer, Makenzie Castor and Chief Deputy Clerk, Gabrielle Knapp but felt that the options were limited at the time and would have to hope for additional grant opportunities in the future.

The commissioners discussed the future operations of the Cascade Community Center and the possibility of remodeling the existing area.

Chairman Hasbrouck began the discussion/decision regarding Valley County purchasing Idacore Homes for workforce housing. Commissioner Maupin provided an update regarding the fact that a member of the public, Mr. Joe Crutchfield had an order of 10 homes to purchase through Idacore Homes and Idacore Homes was wondering if Valley County had an interest in placing an additional order of homes. She explained the need of Valley County to have additional homes available for work force housing and she was proposing no more than two homes. Mr. Jason Jones with Idacore Homes presented again what homes would be available for Valley County to consider and advised that cost of a two bedroom would be \$110,000 and one bedroom with a loft would be \$88,000. He advised that if Valley County placed an order today the structure would be completed in October or November. Mr. Joe Crutchfield was in attendance presented an overview of the development. The commissioners discussed if they were to move forward with additional units there wouldn't be an area identified for placing of the homes. The commissioners discussed the conditional use permit process that would need to be required. There will also other options presented to the commissioners regarding the possibility of leasing spots from Mr. Crutchfield. The commissioners deliberated on the matter and proposal that was presented and felt that it wasn't fiscally responsible to decide at the time.

**Action Item:** Chairman Hasbrouck began the discussion related to the Good Neighbor Authority Agreement between Valley County and Payette National Forest. Stephanie Nelson with Wildland Fire Associates was in attendance to discuss the agreement and proposed changes that were being recommended by the commissioners. The commissioners had further questions regarding the scope of work that was included in the Good Neighbor Authority Agreement and discussed options with Stephanie Nelson. Chairman Hasbrouck had specific questions regarding when Stephanie would be retiring. She indicated that she was working with Valley County to find an adequate replacement and was hoping for June of 2024. She presented on the work that she was attempting to complete before the proposed June of 2024 date and discussed hurdles that potentially would need to be overcome to include recruiting businesses to perform the work. Commissioner Maupin made a motion to approve the Good Neighbor Authority Agreement between Valley County and Payette National Forest and name Grant Writer, Makenzie Castor as the point of contact. It was also included in the motion that Valley County would continue to work with Stephanie Nelson. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Good Neighbor Authority Agreement between Valley County and Payette National Forest and name Grant Writer, Makenzie Castor

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as the point of contact. It was also included in the motion that Valley County would continue to work with Stephanie Nelson

**Action Item:** Chief Deputy Treasurer, K.C. Mauk presented again back to the commissioners regarding reinvestment of ARPA Dollars for a period of six months. Commissioner Maupin made a motion to approve the reinvestment of the ARPA Dollars as presented by the Treasurer's Office. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the reinvestment of ARPA Dollars as presented by the Treasurer's Office.

Chief Deputy Clerk, Gabrielle Knapp presented Resolution 23-17 a Resolution Adopting the Ensuing Fiscal Year 2024 Budget. Chairman Hasbrouck read into the record the actual resolution. Commissioner Thompson made a motion to approve Resolution 23-17 Resolution Adopting the Ensuing Fiscal Year 2024 Valley County Budget. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve Resolution 23-17 Resolution Adopting the Ensuing Fiscal Year 2024 Valley County Budget.

Chairman Hasbrouck advised that the commissioners would be recessing as the Valley County Board of County Commissioners and convening as the Valley County EMS District. He read into the record Resolution 23-18 Adopting the Ensuing Fiscal Year 2024 Budget for Valley County EMS District.

Commissioner Maupin made a motion to approve Resolution 23-18 Adopting the Ensuing Fiscal Year 2024 Budget for Valley County EMS District. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed.

Chairman Hasbrouck presented Resolution 23-19 which was recovering previous years foregone. Commissioner Thompson made a motion to approve Resolution 23-19 Recovering Previous Years Foregone. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve Resolution 23-19 Recovering Previous Years Foregone for Valley County EMS District.

Chairman Hasbrouck advised that they would be recessing as the Valley County EMS District at 11:35 a.m. and reconvening as the Valley County Board of County Commissioners.

**Action Item:** Human Resource Director, Mike Savoie presented on the Fiscal Year 2024 Range Chart and explained the ranges that were analyzed and reviewed. He explained that the majority of Valley County Employees would be receiving an increase of 6% with 4% increase for pay rate and 2% cost of living adjustment. He also discussed the increases that were made within the Valley County Sheriff's Office and provided reasonings behind the proposed salaries.

Commissioner Maupin made a motion to approve the Fiscal Year 2024 Salaray Range Charts and the Fiscal Year 2024 Sheriff Range Charts. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Fiscal Year 2024 Range Charts and Fiscal Year 2024 Sheriff Salary Range Charts.

Human Resource Director, Mike Savoie presented on the proposed new Valley County Positions to include a new civil attorney for the Valley County Prosecuting Attorney's Office and a Civil

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Engineer for the Valley County Road Department. He also presented on the request for the 4-H Assistant to move from part-time to full-time. Commissioner Maupin made a motion to approve the creation of the new positions as presented. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the creation of the positions as presented.

Chief Deputy Clerk, Gabrielle Knapp presented on the Valley County Employee salaries for Fiscal Year 2024. Commissioner Maupin made a motion to approve the increased salaries as presented for Fiscal Year 2024. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the increased salaries as presented for Fiscal Year 2024.

The commissioners recessed for lunch at 11:52 a.m.

The commissioners returned at 1:00 p.m.

Chairman Hasbrouck opened the Public Hearing at 1:01 p.m. for PUD 23-01 Garnet Valley and CUP 23-10 Preliminary Plat. Chairman Hasbrouck asked if there had been any ex-parte communication. The commissioners advised that the only ex-parte communication that they have had was from the emails that were sent directly to them and then forwarded on to P&Z Director, Cynda Herrick. The commissioners expressed no conflict of interest related to the PUD 23-01 Garnet Valley and CUP 23-10. Chairman Hasbrouck asked to hear a presentation from staff. Planning & Zoning Director, Cynda Herrick presented her staff report to the commissioners at 1:02 p.m. She provided additional information to the commissioners at 1:20 p.m. based on additional information that had been received. Cynda concluded her staff report at 1:26 p.m. and had questions submitted to her by the commissioners in which she responded.

Chairman Hasbrouck requested to hear from the applicant. Mr. Dean Warhoft representing the development of Garnet Valley provided testimony to the commissioners and information regarding the proposed development. Ms. Stephanie Hopkins with KM Engineering provided additional testimony to the commissioners regarding the proposed development. A copy of the presentation can be provided by the Valley County Planning & Zoning Office. Mr. Heath Clark who is an attorney representing the developer provided additional testimony to the commissioners regarding the proposed development. The commissioners had the opportunity to ask questions to the applicant and they responded to the questions that were asked. Ms. Hopkins presented a conceptual design to the commissioners for consideration at 2:26 p.m. Mr. Warhoft provided information regarding the willingness to support local transportation.

Chairman Hasbrouck advised that the commissioners would be taking a brief recess at 2:30 p.m.

Chairman Hasbrouck opened the testimony to the public regarding the proposed application PUD 23-01 CUP 23-10 at 2:38 p.m.

Chairman Hasbrouck asked to hear testimony from proponents regarding the project.

Mr. Joel Ockunzzi who resides in Valley County provided testimony to the commissioners regarding the proposed application.

Chairman Hasbrouck asked to hear testimony from anyone who was uncommitted for PUD 23-01 and CUP 23-10.

Ms. Susan Dorris who resides in Donnelly, Idaho, provided testimony to the commissioners as an uncommitted individual regarding the proposed application.

Chairman Hasbrouck asked to hear testimony from those who are opposed to the project PUD 23-01 and CUP 23-10.

Ms. April Roberts who resides in Donnelly, Idaho, read into the record a letter from Mrs. Linda Eddy.

Mr. Kurt Holton who resides in Donnelly, Idaho, provided testimony to the commissioners regarding a recent complaint that was filed with the Valley County Courts and presented to the commissioners as an opponent of the proposed project PUD 23-01 and CUP 23-10.

Mr. Tim Dillon who resides in Donnelly, Idaho, provided testimony to the commissioners as an opponent to the proposed development.

Mr. David Gallipoli who resides in McCall, Idaho, provided testimony to the commissioners as an opponent to the proposed development.

Mr. Joey Peitri who resides in McCall, Idaho, provided testimony to the commissioners as an opponent to the proposed development.

Mr. Greg Gibboney who resides in Donnelly, Idaho, provided testimony to the commissioners as an opponent to the proposed development.

Mr. Colin Gamble who resides in Donnelly, Idaho, provided testimony to the commissioners as an opponent to the proposed development.

Mr. Chris Renfro who resides in Donnelly, Idaho, read into the record a letter from Michelle Hallenbeck as an opponent to the proposed development. Mr. Chris Renfro also provided testimony to the commissioners as an opponent to the proposed development.

Ms. Barb Spingla who resides in Donnelly, Idaho, provided testimony to the commissioners as an opponent to the proposed development.

Mr. Jeffrey Jacobs who resides in Donnelly, Idaho, provided testimony to the commissioners as an opponent to the proposed development.

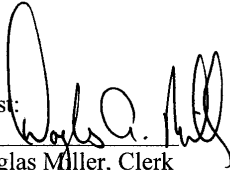
Mrs. Teresa Gibboney who resides in Donnelly, Idaho, provided testimony to the commissioners as an opponent to the proposed development.

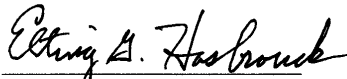
Mr. Jerry Kelly who resides in Donnelly, Idaho, provided testimony to the commissioners as an opponent to the proposed development.

Chairman Hasbrouck asked the applicant to provide rebuttal testimony to the commissioners. Mr. Heath Clark provided rebuttal testimony to the commissioners regarding the proposed development of PUD 23-01 and CUP 23-10. There was additional rebuttal testimony from Joe Pachner with KM Engineering and rebuttal from Mr. Dean Waroff. The commissioners had the opportunity to ask questions to the applicant and they responded accordingly to the questions that were asked.

The commissioners discussed the next steps related to determining approval or disapproval of the proposed development and how to proceed. The commissioners requested that the matter be tabled to October 2, 2023, at 4:00 p.m.

Chairman Hasbrouck adjourned the meeting at 4:53 p.m.

Attest:   
Douglas Miller, Clerk

  
Chairman, Elting Hasbrouck

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## VALLEY COUNTY COMMISSIONERS MEETING AGENDA Tuesday September 5, 2023

**Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact the County Clerk, Douglas Miller prior to the meeting.**

**PROPOSED AGENDA** Note: Any item(s) in need of a motion will be described in the agenda under the appropriate section.

- 9:00 Call to Order – Pledge of Allegiance – Approve Agenda
- 9:05 Commissioner Discussion
  - Action Items:** Meeting Minutes of August 28, 2023
  - Set Commissioners Dates for October, November, and December
  - Approve Insight Road Department Shop Design for Gold Dust Shop
- 9:10 **Action Item:** Approve Reinvestment of ARPA Dollars – Treasurer, Johanna Defoort
- 9:15 Workshop to Discuss Radio Upgrades/Needs within Valley County for Multiple Agencies
- 10:00 **Public Hearing/Action Item:** Idaho Community Development Block Grant for Yellow Pine Water Distribution Line
- 10:30 **Action Item:** Discussion/Decision on Valley County Purchasing Idacore Homes for Workforce Housing
- 11:00 **Action Item:** Good Neighbor Authority Agreement between Valley County and Payette National Forest
- 11:30 **Action Item:** Approve Resolution 23-17 a Resolution Adopting the Ensuing Fiscal Year 2024, County Valley, State of Idaho Budget



- 11:30 **Action Items:** Convene as Valley County EMS Board  
Approve Resolution 23-18 a Resolution to Establish Budget and Authority for Levy for the Valley County Emergency Medical Service District for Fiscal Year 2024 By the Valley County EMS Board  
Approve Resolution 23-19 a Resolution of the Board of County Commissioners for Valley County Emergency Medical Service District, Recovering Previous Years Forgone Amount for Fiscal Year 2024 as Authorized by Idaho Code § 63-801 *et seq*
- 11:30 **Action Item:** Approve FY24 Range Chart – HR Director, Mike Savoie  
Approve FY24 Sheriff Ranges Chart – HR Director, Mike Savoie  
Approval of Creation of New Positions for FY24 - HR Director, Mike Savoie  
Approval of Converting 1 Positions- HR Director, Mike Savoie  
Approval of County Employee Salary Increases - Chief Deputy Clerk, Gabrielle Knapp
- 11:50 Update and Discussion on Childcare Expansion Grant – Grant Writer, Kenzie Castor and Chief Deputy Clerk, Gabrielle Knapp
- 12:00 Recess for Lunch
- 1:00 **Public Hearing/Action Item:** PUD 23-01 Garnet Valley and CUP 21-10 Preliminary Plat - Cynda Herrick, Planning and Zoning Director

Opportunity for General Public to Present to Commissioners

Adjourn

COMMISSIONER'S FUTURE MEETING DATE

Monday September 11, 2023