

Valley County Board of Commissioners

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NEAL THOMPSON
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DOUGLAS A. MILLER
Clerk
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**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
September 18, 2023**

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

Chairman, Elting Hasbrouck led the pledge of allegiance.

Action Item: Chairman Hasbrouck presented the commissioners' agenda for September 18, 2023. Clerk, Douglas Miller advised that there needed to be an addition to the agenda for the Certificate of County Levies for Valley County. Chairman Hasbrouck made a motion to approve the commissioners' agenda and add the certificate of county levies. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for September 18, 2023, with the addition of the certificate of county levies.

Action Item: Chairman Hasbrouck presented the commissioner meeting minutes from September 11, 2023. Commissioner Maupin made a motion to approve the commissioner meeting minutes from September 11, 2023. Commissioner Thompson seconded the motion. Motion passed to approve the commissioner meeting minutes from September 11, 2023.

Action Item: Chairman Hasbrouck presented the Septic Smart Proclamation. Commissioner Maupin made a motion to approve the Septic Smart Proclamation. Commissioner Thompson seconded the motion. Motion passed to approve the Septic Smart Proclamation.

Board of County Commissioners Meeting
September 18, 2023
Page 1

Action Item: Chairman Hasbrouck presented the Malnutrition Awareness Proclamation. Chairman Hasbrouck made a motion to approve the Malnutrition Awareness Proclamation. Commissioner Thompson seconded the motion. Motion passed to approve the Malnutrition Awareness Proclamation.

Action Item: Chairman Hasbrouck presented Resolution 23-20 calling a special election for new countywide ambulance district. Commissioner Thompson made a motion to approve Resolution 23-20 calling for a special election for a new countywide ambulance district. Commissioner Maupin seconded the motion. Motion passed to approve Resolution 23-20 calling for a special election for a new countywide ambulance district.

Action Item: Chairman Hasbrouck presented Resolution 23-21 permanent override levy election for Valley County EMS District. Commissioner Thompson made a motion to approve Resolution 23-21 permanent override levy election for Valley County EMS District. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve Resolution 23-21 permanent override levy election for Valley County EMS District.

Action Item: Chairman Hasbrouck presented the road project agreement between Valley County and the USDA, Forest Service, Payette National Forest. Commissioner Maupin made a motion to approve the road project agreement between Valley County and USDA, Forest Service, Payette National Forest. Commissioner Thompson seconded the motion. Motion passed to approve the road project agreement between Valley County and USDA, Forest Service, Payette National Forest.

Action Item: Chairman Hasbrouck presented the Summit National Lease Agreements for 2023 Caterpillar CS56B SN# SF601925 and 2023 Caterpillar 150 AWD SN# EB501049. Commissioner Thompson made a motion to approve the Summit National Lease Agreements. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the Summit National Lease Agreements.

Action Item: Clerk, Douglas Miller presented the Certificate of County levies and explained the requirements of the taxing districts to certify the county levies. Commissioner Maupin made a motion to approve the certificate of county levies as presented by Clerk, Douglas Miller. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the certificate of county levies as presented by Clerk, Douglas Miller.

Action Item: Chairman Hasbrouck presented the claim to approve payment for Summit National Lease agreements for road department equipment. Commissioner Maupin made a motion to approve the claim for payment to Summit National. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the claim for payment to Summit National.

Action Item: Cartographer, Lori Fredricks presented to the commissioners what the new plotter would be utilized for and explained the need for a new piece of equipment. IT Director, Jeremy Wilcox also explained the proposed new plotter. He advised that it would cost \$138 per month for the new lease agreement. Commissioner Maupin made a motion to approve the new lease

agreement for a new plotter. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the new lease agreement for a new plotter.

Tracy Jamison and Shannon McKnight from Ignite Idaho provided a presentation to the commissioners regarding the progress that had been made serving the public and she explained the services that were provided to the community. She listed each program that was provided by Ignite Idaho and how the funding was applied to the existing programs. The commissioners asked about a long-term goal for a crisis center and Tracy Jamison explained Ignite Idaho's goal was to accomplish having a crisis center and described the services that would be provided if it was established. She explained the Idaho Juvenile Justice grant that was applied to expand the services that would be offered and discussed that they would also be able to provide a mobile service. Chairman Hasbrouck also asked Ignite Idaho to look at funding for the Parents as Teachers program through Central District Health. Commissioner Thompson asked about the ability to serve the Hispanic community and Tracy explained what Ignite Idaho was attempting to do to serve the Hispanic community.

Action Item: Facility Director, Scott Clingan presented the bids that had been received for elevator maintenance. Chairman Hasbrouck opened the bid that was received from Premier Elevator Company LLC from Emmett, Idaho. Commissioner Maupin made a motion to approve the bid from Premier Elevator Company for elevator maintenance. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the bid from Premier Elevator Company for elevator maintenance.

Chairman Hasbrouck was provided the bids for propane services. Chairman Hasbrouck opened the first bid from Amerigas out of Caldwell, Idaho with a unit price of .33 cents over RAC price. The next bid that was received Ed Staub & Sons Propane services of \$1.03 over RAC price and rental fee of \$1.00 per year for tank. The last bid that was opened was from Valley Wide for .32 above RAC price. Commissioner Maupin made a motion to approve the bid that was received from Valley Wide for propane services for .32 above the Belvue RAC price. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to accept the bid from Valley Wide for propane services.

Clerk, Douglas Miller advised that there was an unsealed bid from Schindeler Elevator that was received. Chairman Hasbrouck reviewed the Schindler Bid compared to the bid that was received for Premier. The commissioners determined that the bid that was approved from Premier Elevator company was the lowest bid and they would still be accepting the bid from Premier Elevator Company LLC.

Dylan Martin and other members of Idaho Power were present to propose a possible location for the proposed Clear Creek Substation at Gold Dust which is owned by Valley County. Clerk Douglas Miller advised that there was an email received from Road Director, Jeff McFadden proposing a different site than what was being requested from Idaho Power. The commissioners listened to the request that was being presented by Idaho Power and discussed other options and advised that they were all in agreement that there was a possibility for Idaho Power to purchase two acres from Valley County for a substation, but additional work needed to be done to determine exact location. The commissioners requested to have the matter placed on a future agenda for formal negotiations but advised that they would allow surveying to be conducted on the proposed site. Idaho Power advised that they would like a substation to be created by 2025.

Board of County Commissioners Meeting

September 18, 2023

Page 3

Action Item: Chairman Hasbrouck advised that the next matter on the agenda would be Ordinance 23-02 an ordinance of Valley County, Idaho Rezoning certain real property generally located on the West Side of Highway 55, approximately 2,500 feet south of the intersection of Highway 55, and Elo Road, in the City of McCall Area of Impact, from RR-rural Residential to Re-Residential estate; providing an effective date. McCall City Planner, Brian Parker presented to the commissioners on the formal process that had occurred and what needed to be done. Commissioner Maupin made a motion to approve Ordinance 23-02. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve Ordinance 23-02.

Action Item: McCall City Planner, Brian Parker presented on Ordinance of 23-03 and Summary of Ordinance 23-03. Commissioner Thompson made a motion to approve Ordinance 23-03 and Summary of Ordinance 23-02. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve Ordinance 23-03 and Summary of Ordinance 23-02.

Action Item: Chairman Hasbrouck opened the Public Hearing 23-04 400 Krahn Lane-Impact Area at 11:16 a.m. and asked if there was any ex-parte or conflict of interest. Commissioner Thompson advised that he personally knew the applicant but would not benefit from the proposal. Chairman Hasbrouck asked to hear from the applicant.

Mr. Vince Beer who resides in McCall, Idaho, presented to the commissioners on CUP-23-04 400 Krahn Lane.

McCall City Planner, Brian Parker provided a staff report to the commissioners regarding CUP-23-04 for 400 Krahn Lane. The commissioners had questions for Brian Parker, and he responded accordingly.

Chairman Hasbrouck asked to hear testimony from proponents. The record will reflect that no one presented.

Chairman Hasbrouck asked to hear testimony from opponents. The record will reflect that no one presented.

Chairman Hasbrouck asked to hear testimony from anyone who was undecided. The record will reflect that no one presented to the commissioners.

Chairman Hasbrouck closed the public hearing at 11:35 a.m. and brought the matter back for deliberations. Commissioner Maupin provided her opinion regarding CUP 23-04 Krahn Lane. Commissioner Thompson provided his opinion regarding CUP 23-04 Krahn Lane. Commissioner Thompson made a motion to approve CUP 23-04 Krahn Lane with the listed seven conditions of approval. Commissioner Maupin seconded the motion but felt road development agreement needed to be reviewed. Chairman Hasbrouck provided his opinion regarding the CUP 23-04 Krahn Lane. No further discussion, all in favor. Motion passed to approve CUP 23-04 Krahn Lane with the seven listed conditions of approval.

Action Item: Grant Writer, Kenzie Castor presented an Idaho Department of Health and Welfare grant for cleaning of the county jail. Lieutenant, Mick Lacroix explained the unit to the commissioners and how it would assist with the cleaning of the jail and potentially other county buildings. Grant Writer, Kenzie Castor advised that it would be a grant of \$26,000 for the equipment. Commissioner Maupin made a motion to approve the Idaho Department of Health and Welfare Grant as presented. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Idaho Department of Health and Welfare grant for cleaning of county jail.

The commissioners recessed for lunch at 11:51 a.m.

The commissioners returned from lunch at 1:00 p.m.

Action Item: Chairman Hasbrouck opened the Tax Deed Sale at 1:00 p.m. and requested a staff report. Treasurer, Johanna Defoort provided a staff report to the commissioners regarding the properties that are currently in tax deed and the parcels that would be sold during the tax deed sale. There was a question from those in the audience and responded accordingly by Treasurer Defoort. Chairman Hasbrouck read into the record the process that would be conducted by the commissioners. The first parcel to be sold was parcel RP15N030E303225 with a starting bid of the taxes owed of \$656.00 The final bid for parcel# RP15N03E303225 was for \$10,000.

The second property to be sold was for parcel RPC00320270030 starting bid was \$4,699.96. The final bid was for \$51,000 for parcel RPC00320270030.

Action Item: Stephanie Nelson with Wildfire Prevention Associates presented during the bid opening for West Hazard Unit 2. Chairman Hasbrouck opened the first bid from Specialized Land works for \$2,250.00 per acre total of \$10,800. Chairman Hasbrouck opened the second bid from Baron Loper for \$2,480.00 per acre for a total of \$11,904. Commissioner Maupin made a motion to accept the bid from Specialized Land works for \$2,250.00 per acre for a total of \$10,800. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to accept the bid from Specialized Land works for \$2,250.00 per acre for a total of \$10,800.

Mr. Dan Coonce with Local Highway Technical Assistance Council for Awarding Road Scholar Certifications to Valley County Road Department employees. Mr. Coonce explained the educational programs that were available for employees to include the road scholar program and road master's program. Mr. Coonce recognize Valley County Road Department employees, Mr. James Scheler, Mr. Shawn Burgess, Mr. Ed Porter, and Mr. Steve Musgrave.

Action Item: Mickee Ellis with the Road Department presented the one bid that was received for the Profile Creek Bridge project. Chairman Hasbrouck opened the only bid that was received for the Profile Creek Bridge project from OK Gravel for \$639,817.00. Commissioner Maupin made a motion to approve the bid from OK Gravel for \$639,817.00 for the Profile Creek Bridge Project. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the bid from OK Gravel for \$639,817.00 for the Profile Creek Bridge Project.

Mr. Bob Evans, who resides in Donnelly, Idaho, presented to the commissioners during the opportunity for the public to present to the commissioners. He had concerns regarding the funding of roads and obtaining a permit to do construction on roads. He also had questions regarding the assessment of homes within Valley County. He also had concerns regarding the treatment he had had interacting with the Building Department.

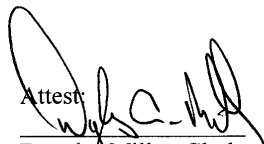
Action Item: Chairman Hasbrouck began the discussion related approving additional funding for Valley County EMS District for Fiscal Year 2024. The fire departments proposed \$250,000 from ARPA to fund the cost of a new ambulance. \$216,857.00 from PILT for Donnelly Fire Department and Cascade Fire Department and \$452,292 for the McCall Fire Department. Clerk, Douglas Miller. Chairman Hasbrouck made a motion to fund an ambulance of \$250,000 from ARPA and commit \$216,857.00 from PILT Fund for Donnelly Fire Department and Cascade Fire Department and \$452,292 from PILT Fund for the McCall Fire Department. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to fund an ambulance of \$250,000 from ARPA and commit \$216,857.00 from PILT Fund for Donnelly Fire Department and Cascade Fire Department and \$452,292 from PILT Fund for the McCall Fire Department.

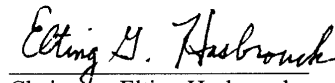
Action Item: Chairman Hasbrouck began the discussion with McKenzie Kraemer regarding public relations work for the Valley County EMS District to educate the public on the up coming election for the EMS District for an override levy and creation of a new district. McKenzie Kraemer provided an outline of the proposal that she developed to promote the election regarding the EMS District. Commissioner Maupin made a motion to move forward with the public relations project with McKenzie Kraemer for the Valley County EMS District. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to move forward with the public relations project with McKenzie Kraemer for the Valley County EMS District.

Commissioner Maupin made a motion to go into Executive Session per Idaho Code 74-206 1(b)-"To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student."-Personnel. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to go into Executive Session per Idaho Code 74-206 1(b)-Personnel at 3:14 p.m.

Chairman Hasbrouck brought the commissioners out of Executive Session per Idaho Code 74-206 1(b)-Personnel at 4:13 p.m. No decision was made after the Executive Session.

The commissioners adjourned the meeting at 4:13 p.m.

Attest

Douglas Miller, Clerk


Chairman, Elting Hasbrouck

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday September 18, 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 September 11, 2023

Sign SepticSmart Week Proclamation - Pump and Maintain Your Septic System

Sign Malnutrition Awareness Week Proclamation

Approve Resolution 23-20 Calling a Special Election for New Countywide Ambulance District

Approve Resolution 23-21 Permanent Override Levy Election for Valley County EMS District

Sign Road Project Agreement Between Valley County and the USDA, Forest Service, Payette National Forest

Summit National Lease Agreements for 2023 Caterpillar CS56B SN# S5601925 and 2023 Caterpillar 150 AWD SN# EB501049

9:10 **Action Item:** Approve Payment for Summit National Lease Agreements

9:10 **Action Item:** Discuss and Approve Lease for New Plotter for cartography – IT Director, Jeremy Wilcox

9:15 Presentation from Ignite Idaho

9:45 **Action Item:** Opening RFP'S for Elevator Maintenance and Propane Services – Facilities Director, Scott Clingan

10:00 **Action Item:** Presentation from Idaho Power Regarding Potential Gold Dust Substation

10:50 Action Item: Approve Ordinance-23-02

An Ordinance of Valley County, Idaho Rezoning Certain Real Property Generally located on the West Side of Highway 55, Approximately 2,500 feet South of the Intersection of Highway 55, and Elo Road, in the City of McCall Area of Impact, From RR-Rural Residential to RE-Residential Estate; Providing an Effective Date

10:50 Action Item: Approval of Ordinance 23-03 and Summary of Ordinance 23-03

AN ORDINANCE OF VALLEY COUNTY, IDAHO, AMENDING TITLE 3 CHAPTER 2 DEFINITIONS, TO PROVIDE DEFINITIONS FOR AMENDED AND NEW TERMS; AMENDING TITLE 3 CHAPTER 3 RESIDENTIAL ZONES AND STANDARDS, CLARIFYING GENERAL DEVELOPMENT STANDARDS, MODIFYING PERMITTED, ADMINISTRATIVELY APPROVABLE, CONDITIONAL, AND PROHIBITED USES IN RESIDENTIAL ZONES; AMENDING TITLE 3 CHAPTER 4 COMMERCIAL ZONES AND STANDARDS, CLARIFYING GENERAL DEVELOPMENT STANDARDS, MODIFYING PERMITTED, ADMINISTRATIVELY APPROVABLE, CONDITIONAL, AND PROHIBITED USES IN COMMERCIAL ZONES; AMENDING TITLE 3 CHAPTER 5 INDUSTRIAL AND BUSINESS PARK ZONES AND STANDARDS, MODIFYING PERMITTED, ADMINISTRATIVELY APPROVABLE, CONDITIONAL, AND PROHIBITED USES IN INDUSTRIAL AND BUSINESS PARK ZONES; AMENDING TITLE 3 CHAPTER 6 CIVIC, AIRPORT AND AGRICULTURAL/FOREST ZONES, CLARIFYING REGULATIONS FOR THE INCLUSION OF HOUSING IN CIVIC ZONE DEVELOPMENTS, MODIFYING PERMITTED, ADMINISTRATIVELY APPROVABLE, CONDITIONAL, AND PROHIBITED USES IN CIVIC, AIRPORT, AND AGRICULTURAL/FOREST ZONES; AMENDING TITLE 3 CHAPTER 8 GENERAL DEVELOPMENT STANDARDS, ESTABLISHING STANDARDS FOR BICYCLE PARKING DESIGN, CLARIFYING AND ESTABLISHING STANDARDS FOR TEMPORARY USES, CLARIFYING FENCE AND WALL STANDARDS; AMENDING TITLE 3 CHAPTER 9 SIGNS, CLARIFYING SIGNAGE EXEMPTIONS; AMENDING TITLE 3 CHAPTER 13 PERMITS AND APPLICATIONS, EXTENDING THE ALLOWED REVIEW TIME OF ADMINISTRATIVE APPLICATIONS; AMENDING TITLE 3 CHAPTER 14 OUTDOOR LIGHTING, TO ESTABLISH STANDARDS ON OUTDOOR LIGHT BULB LIGHTING COLOR TEMPERATURE; AMENDING TITLE 3 CHAPTER 16 DESIGN REVIEW, TO REQUIRE DESIGN REVIEW ON CERTAIN TEMPORARY USES, TO CLARIFY DESIGN STANDARDS; AMENDING TITLE 9 CHAPTER 1 SUBDIVISION AND DEVELOPMENT PROVISIONS, CLARIFYING RECORD OF SURVEY REGULATIONS; AMENDING TITLE 9 CHAPTER SIX SUBDIVISION DEVELOPMENT IMPROVEMENT REQUIREMENTS; ELIMINATING ADDITIONAL PARKING REQUIREMENTS ON DEVELOPMENTS WITH PRIVATE STREETS, WHICH GOVERNS THE MCCALL AREA OF IMPACT PURSUANT TO VALLEY COUNTY CODE SECTION 7-1-3.

11:15 Public Hearing/Action Item: CUP-23-04 400 Krahn Lane – IMPACT AREA

Vince Beer: An application for a Conditional Use Permit and Design Review to develop a new self-storage facility with three (3) buildings, to include a total of 190 storage units of varying size. An existing single family residence will remain on site. The property is zoned CC – Community Commercial and is more particularly described as:
A parcel located in the SE ¼ of Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

11:55 Action Item: Approval of Idaho Department of Health and Welfare Idaho County Jails Grant –Grant Writer, Kenzie Castor

12:00 Recess for Lunch

- 1:00 **Action Item:** Tax Deed Sale
- 1:30 **Action Item:** West Hazard Unit 2 Bid Opening and Awarding – Stephanie Nelson
- 1:45 Presentation by Dean Coonce of Local Highway Technical Assistance Council for Awarding Road Scholar Certifications
- 2:00 **Action Item:** Bid Opening - Profile Creek Bridge Project – Jeff McFadden, Road Director
- 2:30 **Action Item:** Approve Additional Funding for Valley County EMS District for Fiscal Year 2024
- 3:15 **Action Item:** Discussion/Decision Regarding Public Relations Project Management by McKenzie Kraemer for Valley County EMS District
- 3:30 **Action Item:** Executive Session per Idaho Code 74-206 1(b) “To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student”- Evaluation

Opportunity for General Public to Present to Commissioners

Adjourn

COMMISSIONER’S FUTURE MEETING DATE

Monday September 25, 2023