

Valley County Board of County Commissioners

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IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO July 7, 2025

PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
 NEAL THOMPSON (COMMISSIONER)
 KATLIN CALDWELL (COMMISSIONER)
 DOUGLAS MILLER (CLERK)

Chairman, Sherry Maupin led the Pledge of Allegiance.

Action Item: Chairman Maupin presented the commissioners' agenda for July 7, 2025. Chairman Maupin advised that there needed to be changes made to the commissioners' agenda to remove purchase of 308 Idaho Street and add Request for Proposal for Abstein Bridge. Commissioner Thompon made a motion to approve the commissioners' agenda as amended for July 7, 2025. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for July 7, 2025, as amended.

Action Item: Chairman Maupin presented the commissioner meeting minutes from June 30, 2025. Commissioner Caldwell made a motion to approve the commissioner meeting minutes from June 30, 2025. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from June 30, 2025.

Action Item: Chairman Maupin presented the memorandum of understanding between Valley County and the Cascade Senior Center. Chairman Caldwell requested additional services be included. A review of the memorandum of understanding was conducted. Commissioner Caldwell made a motion to approve the memorandum of understanding between Valley County and the Cascade Senior Center. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the memorandum of understanding between Valley County and the Cascade Senior Center.

Action Item: Sherrif, Kevin Copperi presented that Kendall GMC wanted to gift the Valley County Sheriff's Department a 2025 GMC 2500 Pickup for one year to support the patrol horses for one year. Commissioner Thompson made a motion to approve the donation from Kendall GMC. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the donation from Kendall GMCs for the 2025 GMC 2500 for one year.

Action Item: Facility Director, Scott Clingan presented the bid from Dyrud Construction to repair the sidewalks at the McCall Annex. The commissioners had questions regarding the condition of the concrete and Scott provided a response related to when the sidewalks had first been repaired. Commissioner Caldwell made a motion to approve the bid from Dyrud Construction to repair the sidewalks of the McCall Annex. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the bid from Dyrud Construction to repair the sidewalks of the McCall Annex.

Action Item: Road Engineer, Dan Coonce presented the request to allow the publication of the request for proposal for Abstein Bridge. Commissioner Thompson made a motion to approve the request for proposal for Abstein Bridge. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the request for proposal for Abstein Bridge.

The commissioners convened as the Valley County Board of Equalization

Action Item: Chairman Maupin advised that the commissioners would be reconvening as the Valley County Board of Equalization. Assessor Sue Leeper provided an overview of the remaining appeals to the commissioners.

Appraiser, Noreen Allen provided a presentation regarding appeal NA2520 for parcel# RP16N04E304205 for the owner Gina Davis. Assessor Sue Leeper also provided information to the commissioners regarding the property.

Commissioner Caldwell made a motion to approve the appeal and reinstate the agriculture exemption. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed.

Action Item: Appraiser, Noreen Allen presented on appeal CM2519 for parcel# RP00012001005B for owner Joseph Roden and explained the reason for the appeal as the property had been assessed for two boat slips and she advised that there should be only one boat slip to be assessed. Commissioner Thompson made a motion to approve the appeal for CM2519 for parcel# RP00012001005B. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the appeal for CM2519 for parcel# RP00012001005B.

Action Item: Appraiser, Noreen Allen presented on appeal NA2518 for parcel# RPM031500A0020 owners of William & Joan Gartin and provided information to the Board of Equalization regarding the value that was assessed. The Board of Equalization had the opportunity to ask questions to Appraiser Allen, and she responded accordingly. Commissioner Caldwell made a motion to deny appeal NA2518. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to deny appeal NA2518.

Action Item: Appraiser, Chris Teshera presented on appeal CT2517 for parcel# RP006550010010 with the owner of Miles Mohler. Appraiser Teshera provided specific information regarding how the property was assessed by the Assessor's Office. Commissioner Thompson made a motion to deny appeal CT2517 for parcel# RP006550010010. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed

Action Item: Assessor Sue Leeper brought the matter regarding the property tax exemption application for the YMCA Camp. Chairman Maupin provided her opinion regarding the YMCA application for the property tax exemption application. Commissioner Thompson provided his opinion regarding the YMCA application for the property tax exemption application. Commissioner Caldwell provided her opinion regarding the property tax exemption application and does not feel that it qualified under the existing Idaho Code. Commissioner Thompson made a motion to deny the property tax exemption application for 41 days as was assessed. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to deny the property tax exemption application for the YMCA Camp for 41 days as assessed.

Action Item: Grant Writer, Ken Schlegel presented on the grant award from Idaho Department of Parks and Recreation Grant for the installation of vault toilets at Francis Wallace. Commissioner Caldwell made a motion to approve the acceptance of the Idaho Department of Parks and Recreation Grant for the installation of vault toilets at Francis Wallace. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the acceptance of the Idaho Department of Parks and Recreation Grant for the installation of vault toilets at Francis Wallace.

Action Item: Chairman Maupin began the discussion regarding the lease agreement with Ignite Idaho for use of the Cascade Community Center. Traci Jamieson with Ignite Idaho provided additional information to the commissioners regarding what would need to be done to the building for them to be able to operate a day care out of the Cascade Community Center to include fencing for a playground and child proof of the building. She explained that the State of Idaho and Cascade Fire Department would need to conduct a formal inspection. The commissioners had the opportunity to ask questions and deliberate on the potential rental cost to Ignite Idaho. The commissioners advised that a lease agreement would need to be drafted, and the county would continue to pursue grant opportunities.

Action Item: Weed & Pest Control Supervisor, Steve Anderson presented the Idaho Department of Health & Welfare Mosquito Surveillance Agreement. The commissioners had the opportunity to ask questions and Steve responded accordingly. Commissioner Thompson made a motion to approve the agreement with the Idaho Department of Health & Welfare Mosquito Surveillance Agreement. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the agreement with Idaho Department of Health & Welfare Mosquito Surveillance.

Recreation Director, Dave Bingaman began the discussion with the commissioners regarding the opportunity for Valley County to manage Horsethief Reservoir. Members of the Idaho Department of Fish and game were also in attendance. A copy of the business plan and analysis was provided to the commissioners for review and consideration. Mr. Jordan Messner with Idaho Fish & Game provided a detailed explanation of their current management of Horsethief

Reservoir and the difficulties that Idaho Fish & Game have currently experienced managing the actual campground. Mr. Messner also shared with the commissioners the upgrades that will continue to be made by Idaho Fish & Game using state funds. Members of the YMCA provided an overview of improvements that had been made to the commissioners and discussed the current daily fee that was being charged for use of the camp sites. The commissioners had the opportunity to ask questions and members of Idaho Fish & Game and YMCA responded accordingly. Commissioner Thompson made a motion to move forward with the opportunity to have a collaborative management of Horsethief Reservoir. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to move forward with the opportunity to have a collaborative management of Horsethief Reservoir.

Action Item: Chairman Maupin began the discussion regarding the request for qualifications for selection of a contractor for Samson Trail Pathway Phase 2. Recreation Director, Dave Bingaman, advised the commissioners that there were two requests for qualifications from Falvey Earthworks and Coalesce Construction management. Chief Deputy Attorney, Brian Oakey provided an overview of the explanation of the requirements to the commissioners and the scoring criteria. The commissioners began the scoring of both contractors who submitted the request for qualifications to the commissioners. Chief Deputy Prosecuting Attorney Brian Oakey provided additional guidance to the commissioners regarding the request for qualifications process. Commissioner Caldwell made a motion to move forward with a request for bids for Samson Trail Pathway Phase 2. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to move forward with a request for bids for Samson Trail Pathway Phase 2.

Action Item: Chairman 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 Caldwell seconded the motion. No further discussion, by roll call vote all commissioners voted “aye.” Motion passed to go into Executive Session per Idaho Code 74-206 1(b)-Personnel at 11:45 a.m.

Chairman Maupin brought the commissioners out of Executive Session per Idaho Code at 12:05 p.m.

The commissioners recessed for lunch at 12:05 p.m.

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

Action Item: Treasurer, Johanna Defoort presented to the commissioners on the tax deed process and presented on the steps that the Treasurer’s Office has taken in attempt to avoid having the delinquent properties enter the tax deed process. She requested that the commissioners take title of the properties that are submitted to the commissioners for consideration. The commissioners had the opportunity to ask questions related to the properties and Treasurer Defoort responded accordingly. Commissioner Thompson made a motion to have Treasurer Defoort sign all the properties that were presented today into tax deed. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to have Treasurer Defoort sign the properties that were presented today into tax deed.

Action Item: Chairman Maupin opened the Public Hearing for Ordinance 2025-06 City of McCall Impact Area Boundary at 2:00 p.m. Chairman Maupin provided an overview of the public hearing and all the steps that have been done to allow for the hearing to take place. Chairman Maupin also provided clarification regarding the process and presented the reason for need for decisions to be made. Chairman Maupin allowed the City of McCall to open the meeting.

McCall City Mayor, Bob Giles provided testimony to those in the audience and discussed the perspective of the City of McCall. McCall City Manager, Forest Atkinson presented the City of McCall's position regarding the proposed area determined by Valley County and felt that the proposed area does not meet the recent Idaho Code. He voiced concerns regarding how Valley County handled the public meetings. He explained that the City of McCall wanted to know why Valley County was proposing to eliminate a relationship that had been working for several years. He also provided history of the McCall Impact Area and reviewed the existing state statute regarding annexation. He provided a map that had been created by the City of McCall to show adjustments that had been made after meetings with Valley County. He also shared the public comments that were received by the City of McCall.

Chairman Maupin asked for a staff report and Planning & Zoning Director, Cynda Herrick provided a staff report for the commissioners as requested. She also provided a list of all the comments that had been received by specific agencies. She further advised that the City of McCall had requested information via public records request. She also presented information that was provided by Payette Lake Sewer & Water District. She touched on the existing Idaho Code and briefly discussed future hearings that would occur.

Chairman Maupin opened the public hearing for the public to provide testimony to the commissioners who are proponents to Valley County's proposal regarding the area of impact.

Mr. Jeff Edwards, who resides in McCall, Idaho provided testimony to the commissioners as proponents of Valley County's proposal regarding the area of impact.

Ms. Diane House who resides in Valley County, provided testimony to the commissioners as proponents of Valley County's proposal regarding the area of impact.

Mr. Crais Wasson, who resides in Valley County, provided testimony to the commissioners as proponents of Valley County's proposal regarding the area of impact.

Mr. Mike Barton, who resides in Valley County and represents Valley View One, provided testimony to the commissioners as a proponent of Valley County's proposal for the area of impact.

Valley County Public Work Engineer, Dan Coonce provided testimony.

Mr. Jeff Bateman, who is the Director of Payette Lakes Sewer & Water District, provided testimony to those in the audience.

Ms. Carrie Potter, who resides in McCall, Idaho, provided testimony to the commissioners as a proponent of Valley County's proposal regarding the area of impact.

Mr. Tom Bates, who resides within the area of impact, provided testimony to the commissioners as a proponent of Valley County's proposal.

Mr. Joe Declura who resides in McCall, Idaho, provided testimony to the commissioners as a proponent of Valley County's proposal.

Mr. Joseph Hill, who owns property within the area of impact and outside of the area of impact, provided testimony to the commissioners as a proponent of Valley County's proposal.

Chairman Maupin asked to hear additional testimony from those who are opposed of the proposal made by Valley County.

Mr. Lenord Long, representing Valley Soil Water & Conservation District, provided testimony to the commissioners regarding the recommendations from the district.

Mr. Eric Young, who resides in McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County.

Ms. Adrian Quinn, who resides in McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County.

Mr. Andrew Cochran, who resides in McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County, specifically regarding watershed management.

Ms. Dawn Ellis, who resides in McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County.

Ms. Kallie Smith, who resides in Donnelly, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact and feels that there needs to be more cooperation.

Ms. Becky Rine, who resides within the area of impact, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Mr. Ric Rine, who resides within McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Ms. Sherry Sonfield, who resides within McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Mr. Larry Shakes, who resides within McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Mr. Joey Pietri, who resides within McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

The commissioners took a break at 3:31 p.m.

Mr. Don Lojak, who resides within the McCall Area of Impact, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the proposed area of impact.

Ms. Patty Young, who resides within the McCall Area of Impact, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the proposed area of impact.

Mr. Marcus McDonald, who resides in McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the proposed area of impact.

Mr. Eric Gysler, who resides in the McCall Area of Impact, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the proposed area of impact.

Ms. Amy Manning, who resides in the McCall Area of Impact, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the proposed area of impact.

Mr. Matt Manning, who resides in the McCall Area of Impact, provided testimony to the commissioners as an opponent of the proposal made by Valley County.

Ms. Pam Weisenbach, who resides in the McCall Area of Impact, provided testimony to the commissioners as an opponent of the proposal made by Valley County.

Mr. Mike Weisenbach, who resides in the McCall Area of Impact, provided testimony to the commissioners as an opponent of the proposal made by Valley County.

Mr. Les Roberts, who resides in McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County but felt that the area of impact should be limited to the McCall City Limits.

Mr. Paul Street, who owns property within McCall, Idaho, provided testimony to the commissioners.

Mr. Scott Harris, who resides outside of the area of impact, provided testimony to the commissioners as an opponent of the proposal made by Valley County.

Ms. Deb Fereday, who resides in McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Mr. Rick Fereday, who resides in McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Ms. Ann Heater provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Ms. Judy Andersen, who resides in Lake Fork, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact and felt that the ordinances needed to be.

Ms. Chris Crookham, who owns property in Valley County, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

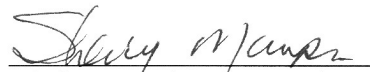
Mr. Drew Kirk, whose family owns property in Valley County, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Ms. Rebecca Herd, who owns property within Valley County, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Ms. Marny Sell, who resides in McCall, Idaho, provided testimony to the commissioners as an opponent of the proposal made by Valley County regarding the area of impact.

Chairman Maupin advised that the commissioners would be closing the public hearing at 4:29 p.m. related to Ordinance 2025-06 City of McCall Impact Area Boundary and tabling the matter until July 23, 2025, at 2:00 p.m. for deliberation and a decision to be made.

The commissioners adjourned the meeting at 4:30 p.m.


Chairman, Sherry Maupin

Attest:

Douglas Miller, Clerk

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday July 7, 2025

DOUGLAS A. MILLER
Clerk
dmiller@co.valley.id.us

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 **Action Item:** Call to Order – Pledge of Allegiance – Approve Agenda

9:05 Commissioner Discussion

Action Items: Meeting Minutes of June 30, 2025

Sign Memorandum of Understanding for Community Center with
Cascade Senior Center

Approve Purchase Agreement for 308 Idaho Street

Accept Donation of 2025 GMC 2500 Pickup from Kendall GMC
for Valley County Sheriff's Office

Approve McCall Annex Sidewalk Replacement Dyrud

Construction Agreement

RFP & publish for Absten Bridge

9:15 **Action Item:** Valley County Commissioners Convene as Board of Equalization

CT2517 RP006440010010 Miles Mohler

NA2518 RPM031500A0020 William & Joan Gartin

CM2519 RP00012001005B Joseph Roden

NA2520 RP16N04E304205 Gina Davis

Property Tax Exemption Application for YMCA

10:00 **Action Item:** Sign Award Acceptance and Award Agreement, for IDPR Off-Road Motor Vehicle Fund Grant to Install Vault Toilets at Francis Wallace- Grant Writer, Ken Schlegel

10:10 **Action Item:** Approval of the Lease Agreement with Ignite Idaho for Cascade Community Center

- 10:20 **Action Item:** Health & Welfare Mosquito Surveillance Agreement – Weed & Pest Control Supervisor, Steve Anderson
- 10:30 Workshop to Discuss Management of Horsethief Reservoir by Valley County Parks and Recreation
Action Items: Bid Opening for RFQ Scoring and Selection of a Contractor for Samson Trail Pathway Phase 2 – Dave Bingaman
- 11:30 **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”-Personnel
- 12:00 Recess for Lunch
- 1:00 **Action Item:** Valley County Tax Deed Hearing-Treasurer, Johanna Defoort
- 2:00 **Action Item:** Public Hearing Ordinance No. 2025-06 City of McCall Impact Area Boundary
- Changes to Valley County Code (VCC) 7-1 and 6-1-2
 - A Modification to City of McCall Request

Adjourn

COMMISSIONERS FUTURE MEETING DATE

Wednesday July 16, 2025