

Valley County Board of County Commissioners

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DOUGLAS A. MILLER

Clerk
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IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO

August 27, 2025

PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
 NEAL THOMPSON (COMMISSIONER)
 KATLIN CALDWELL (COMMISSIONER)
 KIERSTIN OXFORD (DEPUTY CLERK)

Chairman, Sherry Maupin led the Pledge of Allegiance.

Action Item: Chairman Maupin presented the commissioners' agenda for August 27, 2025, and advised that the commissioners' agenda needed to be amended to add an executive session after the public hearing this afternoon. Commissioner Thompson made a motion to amend the commissioners' agenda for August 27, 2025. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to amend the commissioners' agenda for August 27, 2025, and add an executive session.

Senior Deputy Auditor, Rheta Clingan presented the claims and board order claims to the commissioners.

Fiscal Year 2025 Claims

General Fund	\$125,471.94
Road & Bridge	\$67,759.98
District Court	\$7,409.42
Election Consolidation	\$58.56
Revaluation	\$1,229.51
Solid Waste	\$215,217.76
Weeds	\$1,787.91

Board of County Commissioners Meeting
August ~~27~~ 2025

PILT Fund	\$32,537.00
Waterways	\$243.75
Title III Funds	\$10,250.00
Extension Agent Fund	\$222.28
OHV Fund	\$2,174.11
LATCF	\$35,424.44

Total: **\$499,786.66**

Action Item: Commissioner Thompson made a motion to approve the claims and board order claims as presented for August 27, 2025. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the claims and board order claims as presented for August 27, 2025.

Sheriff, Kevin Copperi led the discussion regarding convening the security committee for the possible need of security at the Cascade Annex. Sheriff Copperi wants more planning so they can be prepared for the potential security there. Chairman Maupin brought up the fact that security was not in the Cascade Annex budget but that we will use money from elsewhere as a temporary fix. Commissioner Thompson commented that the security's presence is valuable. Sheriff Copperi would like a security committee to make the decision on what's needed. Chairman Maupin listed the other security and emergency measures that need to be updated by the committee. Commissioner Caldwell agrees that the security commission needs to reconvene and would like to see the department heads contribute their input as well. Assessor Leeper asks that they are invited to the conversation, and she is willing to join the committee. Planning and Zoning Director, Cynda Herrick said there's a difference between the immediate need and long-term discussions. Risk Manager, Brian Oakey will assemble the team and meeting times. Commissioner Caldwell volunteered as the commissioner representative.

Clerk, Douglas Miller presented on Election Coordinator, Kierstin Oxford's CERA certification. Clerk Miller gave updates on the jury trials from the courts. Feedback was received that better seating for the jurors in the courtroom is needed. 28 new chairs will be purchased out of the Court Facilities fund. Clerk Miller and the commissioners thank the court staff for all their hard work. Information about the upcoming public budget hearing and the L2 Worksheets have been sent out to all taxing districts with a deadline of September 4th, 2025. Two taxing districts, the City of Cascade and MD School District will both be asking for a seven-day extension. The county will still be able to make the state deadline with those extensions.

Court Services Director, Dee Dee Phillips presented updates on family in-home therapy, she'll be partnering with Ignite Idaho and St. Luke's. Director Phillips attended training in Ada County at the Victim Services Center, highlighting their partnerships. There is an ongoing conversation around reporting abuse, and she will be attending a 2hr training. Director Phillips will fly to San Diego in October to attend a conference about monitoring technology. Updates on numbers for drug testing and caseloads show the growth of Valley County. Dee Dee answered questions from commissioners.

University of Idaho 4-H Youth Development Coordinator, Alyson Statz presented updates on 4H programming. They will be hosting their Year in Review on September 9th and Awards night is coming up. Open enrollment opens soon, and they'll need to add some spots this year. After school programs are ongoing to teach cooking and mental wellness. They received funding from the state office for two more drones. Alyson answered questions from commissioners.

Human Resources Director, Mike Savoie, informed that recruitment is the priority now with all the county's open positions. Director Savoie gave updates on the payroll transition. September is open enrollment for benefits. Director Savoie answered questions from commissioners.

Planning & Zoning Director, Cynda Herrick, shared information about their staff's tour of Yellow Pine and Stibnite. There has been an increase in placement permits.

Recreation Director, Dave Bingaman provided an update on waterways ordinance and management plan. He advised that it will be beneficial to organize a workshop. Updates on contracts. Strategic plan is close to presenting to commissioners.

Action Item: Fire Mitigation Director, Mara Hlawatschek presented the 2025 Community Wildfire Protection Plan to be signed. This plan helps the county apply for grant money on behalf of private landowners as well as other entities. Mara answered commissioner's questions. Commissioner Thompson made a motion to sign the 2025 Community Wildfire Protection Plan. Commissioner Caldwell seconded the motion. No further discussion, all in favor, motion passed.

Fire Mitigation Director, Mara Hlawatschek presented the 25IRAP-Valley East Mountain Indirect/Grant Details and the 25IHFR-Valley Tamarack Indirect/Grant Details. Mara answered questions from commissioners. Gave an update on BSU's survey about the evacuation plan. They received more responses than anticipated and will gather the results and put a presentation together for commissioners in the Spring.

Action Item: Discussion on FS406 and Flat Creek Rd. Chairman Maupin explained that in the past, we have hired a research company to figure out if these roads have ever been run by Valley County or have any recreation value for the future. Dave Bingaman emailed Commissioner Caldwell and according to pictures, the road is already marked as closed. The P&Z file has meeting minutes where the road has been mentioned as a county road multiple times. It's unclear definitively where that lies. FS406 is a Little Donner Highway 55 alternative so it is valuable. Not much at all is known about FS406 road and data is needed to decide. Dave recommends the Prosecuting Attorney reviews the Flat Creek Rd information that we do have. Jerry Whalon, of McCall is present to represent Alan Blocks. There is lots of signage indicating private property and they still get lots of trespassers. Their cattle gate frequently gets left open, despite the signs to close gate. Whalon wants that 1.9 mile road section closed to the public for those reasons. Chairman Maupin said that more research needs to be done and that Alan will be notified of any upcoming meetings with new information. Sheriff Copperi clarified the trespassing code. Commissioner Caldwell had some questions that need to be investigated. Commissioner Caldwell disclosed that she is a landowner on Smalley.

Facilities Director, Scott Clingan and Terri Kenneda presented updates. Scott took Terri to the Warm Lake Transfer site as well as the one in Yellow Pine. Clayton Simpson Excavation will

Board of County Commissioners Meeting

August 27, 2025

give an estimate for work that needs done at the recycling center. The water runs under the structure, causing an ice sheet. They are looking to get a bid for a French drain and the entry regraded for better drainage. Arnie is reviewing the Valley Wide Propane contract. Chairman Maupin asked about how the contract deadlines being communicated to Terri for after Scott retires. Scott answered accordingly. The courthouse is due for the 5-year elevator inspection. The Building Department is not doing inspections at the transfer station but they have to review the reports from the firm doing the inspections. GPI sent reports but there is a delay for review time, causing a pause on the job. Electrical needs installed before the slab can go in, which is being delayed by the change order approval. Scott answered commissioners' questions. Agenda item set for next week to make a final decision on the change order.

Terri gave an update on the Senior Center needing a storage area for their freezers. We can store at the Fairgrounds until December due to there being no available space in town. Terri is working with Ken to get the grant for March for the building.

Building Department Director, Annette Derrick gave updates. The transfer site contractor is hard to get a hold of. The only work being held up right now is the change order items.

Road & Bridge Director, Jeff McFadden gave road grading and maintenance updates. He will give a list to McKenzie to share on social media and he wants to post about their money sources. Commissioner Caldwell recommends a letter to the editor vs. a social media post to explain more information.

Action Item: Road & Bridge Director, Jeff McFadden presented on the Parametrix findings regarding the Abstein Bridge bids. Commissioner Caldwell recused herself from this discussion. Cody Jansen of Parametrix did an investigation but it ends up being a legal decision. The lowest bid did not have a complete 2nd addendum. The bidder reached out via email that they did see the bid addendum afterwards and they thought the addendum could have been handled via Q&A vs. addendum and that they stood by their cost structure and their interpretation. They still supported being approved as the low bidder and proceeding. Cody answered questions from commissioners. Jeff chimed in with clarification from the report. Cody provided additional information to the commissioners regarding the bids that were received and explained complications if the bid was required to be rebid and explained that there was an email that was received from the lower bidder. It was recommended that the commissioners review by legal and Chairman Maupin requested that the matter be tabled for one week for a decision to be made regarding the lowest bid.

Action Item: Chairman Maupin presented the commissioner meeting minutes from August 20, 2025. Commissioner Thompson made a motion to approve the commissioner meeting minutes from August 20, 2025. Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from August 20, 2025.

Action Item: Chairman Maupin requests to move commissioner meetings back to Mondays. Commissioner Thompson recommended keeping them at Wednesdays until the New Year. Chairman Maupin recommends receiving the packets on Wednesdays vs Thursdays. Commissioner Caldwell likes that idea, either enacting now or at the New Year. Chairman Maupin tabled the discussion until they could confer with Douglas and Gabby.

Board of County Commissioners Meeting
August 27, 2025

Action Item: Approve Patriot's Day Ceremony use of the courthouse steps. Commissioner Thompson made a motion to approve the use of the courthouse steps. Chairman Maupin seconded the motion. All in favor, motion passes.

The commissioners recessed for lunch at 11:59 a.m.

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

Action Item: Valley County Fiscal Year 2025 Budget Public Hearing.

Chairman Maupin closed the public hearing at 1:36 p.m.

Action Item: City of Cascade requested a seven-day extension for submitting certification of Tax Levy or L2-Worksheet. Mayor, Judith Nissula explained the reason for the requested extension for the delay on the L2 Worksheet. Commissioner Thompson made a motion to approve the requested extension for the City of Cascade to submit the L2-Worksheet to the Clerk's Office by September 14, 2025. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the requested extension for the City of Cascade to submit the L2-Worksheet to the Clerk's Office by September 14, 2025.

Sheriff, Kevin Copperi provided the commissioners with an update regarding the containment of the existing fire.

Action Item: Chairman Maupin opened the Public Hearing on the appeal of the Planning & Zoning Commission approval of SUB 25-013 Eld Ranch Estates at 2:00 p.m. and asked if there was any ex-parte communication or conflict of interest. All commissioners advised that there was no ex-parte communication or conflict of interest.

Chairman Maupin asked for a staff report and Planning & Zoning Director, Cynda Herrick provided a staff report to the commissioners.

Chairman Maupin asked to hear from proponents of the appeal of SUB 25-013 Eld Ranch Estates.

Mr. Larry Meredith, who resides in Valley County, provided a presentation to the commissioners as a proponent of the appeal for SUB 25-013 Eld Ranch Estates.

Mr. Lang Young, who resides in Valley County, presented to the commissioners as a proponent of the appeal for SUB 25-013 Eld Ranch Estates.

Mr. Bob Ruffle, who resides in Valley County, presented to the commissioners as a proponent of the appeal for SUB 25-013 Eld Ranch Estates.

Mr. Rick Avalia, who resides in Valley County, provided a presentation to the commissioners as a proponent of the appeal for SUB 25-013 Eld Ranch Estates.

Ms. Janet Zandersmith, who owns property in Valley County, provided a presentation to the commissioners as a proponent of the appeal for SUB 25-013 Eld Ranch Estates.

Mr. Jason St. George, who owns property in Valley County, presented to the commissioners as a proponent of the appeal for SUB 25-013 Eld Ranch Estates.

Mr. Austin Jones, who owns property in Valley County, provided a presentation to the commissioners as a proponent of the appeal for SUB 25-013 Eld Ranch Estates.

Chairman Maupin asked for presentation from those individuals who are opposed to the appeal of SUB 25-013 Eld Ranch Estates.

Mr. Mark Young, who represents Greater Good Investments, provided a presentation to the commissioners in opposition to the appeal of SUB 25-013 Eld Ranch Estates.

Mr. Rob Pair, who represents Crestline Engineering, provided a presentation to the commissioners in opposition to the appeal of SUB 25-013 Eld Ranch Estates.

Mr. Mark Young provided information to the commissioners regarding the concern about the herd of elk that has been identified within the area of the proposed development. He also presented to the commissioners regarding the location of the eagle's nest that was near the proposed development and the action that they will take to prevent disturbance of the nest. Mr. Young also discussed the requirements under the urban wildfire protection plan and advised that they had hired Mr. John Lillehaug to conduct a review of the area to develop a wildfire protection plan. Mr. Rob Pair provided additional information to the commissioners regarding the amount of lots they had planned on developing. Mr. Young also provided information to the commissioners regarding the water rights within the area. Mr. Rob Pair provided additional information to the commissioners regarding the compliance of the dark sky ordinance.

Mr. Mark Young discussed the compatibility score that occurred through the meetings at the Valley County Planning & Zoning Committee meetings. He also discussed the concerns regarding the dense.

Mr. Eric Bollander, who works for attorney firm and represents Mr. Young provided additional testimony to the commissioners.

Chairman Maupin asked if there were any additional questions from the commissioners. Chairman Maupin asked to hear from the appellant.

Mr. James Miller, who was the appellant of SUB 25-013 Eld Ranch Estates, provided rebuttal testimony to the commissioners.

Mr. Richard Availa, who was the appellant of SUB 25-013 Eld Ranch Estates, provided rebuttal testimony to the commissioners.

Chairman Maupin closed the Public Hearing of appeal of Planning and Zoning commissions approval of SUB 25-013 Eld Ranch Estates at 3:37 p.m. Chairman Maupin recommended that

Board of County Commissioners Meeting
August 17 2025

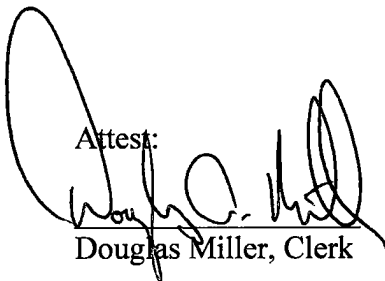
the matter be tabled for a later date for deliberations can continue. The matter was tabled until September 10, 2025, at 4:00 p.m.

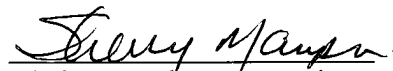
Action Item: Chairman Maupin made a motion to go into Executive Session per Idaho Code 74-206 1(f)-“To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy the requirement.”-Litigation Commissioner Thompson seconded the motion. No further discussion, by roll call vote all commissioners voted “aye”. The commissioners went into Executive Session per Idaho Code 74-206 1(f) at 3:46 p.m.

Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(f)-Litigation at 4:36 p.m.

Action Item: Chairman Maupin began the discussion related setting the commissioners’ agenda. Chairman Maupin made a motion to schedule the commissioner meeting agendas for October 8th, 15th, 22nd 29th, November meeting agendas for 3rd, 10th, 17th, 24th and December 1st, 8th, 15th, 22nd. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the future commissioners meeting agendas for October 8th, 15th, 22nd 29th, November meeting agendas for 3rd, 10th, 17th, 24th and December 1st, 8th, 15th, 22nd.

The commissioners adjourned at 4:47 p.m.

Attest:

Douglas Miller, Clerk


Chairman, Sherry Maupin

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Wednesday August 27, 2025

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 **Action Item:** Claims, Board Order Claims & Junior College Tuition- Senior Deputy Auditor, Rheta Clingan
- 9:10 **Elected Official Report**
 Sheriff-Kevin Copperi
 Discussion Regarding Convening of Security Committee to Discuss Possible Need of Security at Cascade Annex
 Clerk-Douglas Miller
- 9:10 **Department Head Reports** - 5 Minutes each
 Building Department – Annette Derrick
 Court Services – Dee Dee Phillips
 Extension Office- Melissa Hamilton
 Human Resources/Risk Management – Mike Savoie
 Information Technology – Jeremy Wilcox
 Planning and Zoning-Cynda Herrick
 Parks and Recreation- Dave Bingaman
- 10:00 Wildfire Mitigation Program – Mara Hlawatschek
 Action Items: Review and Sign 2025 Community Wildfire Protection Plan
 25IRAP-Valley East Mountain Indirect/ Grant Details
 25IHFR-Valley Tamarack Indirect/ Grant Details
- 10:15 **Action Item:** Discussion/Decision Regarding Hiring Historical Research Company for FS406 Clear Creek Road and Flat Creek Road
- 10:45 Buildings and Grounds / Solid Waste- Scott Clingan

11:15 Public Relations – McKenzie Kraemer

11:30 Road & Bridge Presentation- Jeff McFadden

Action Item: Discussion/Decision on Parametrix Findings Regarding the Abstein Bridge Bids

11:55 Commissioner Discussion

Action Items: Meeting Minutes of August 20, 2025

Set Commissioner Meeting Dates for October, November and December 2025

Approve Patriot's Day Ceremony Use of Courthouse Steps

12:00 Recess for Lunch

1:00 **Action Item/Public Hearing:** Valley County Fiscal Year 2025 Budget Hearing

1:45 **Action Item:** Request from City of Cascade for Seven Day Extension for Submitting Certification of Tax Levy or L2-Worksheet

2:00 Opportunity for General Public to Present to Commissioners

2:00 **Public Hearing/Action Item:** Appeal of Planning and Zoning Commission Approval of SUB 25-013 Eld Ranch Estates

Adjourn

COMMISSIONERS FUTURE MEETING DATE

Wednesday September 3, 2025