

Valley County Board of County Commissioners

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IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO January 20, 2026

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 January 20, 2026. Commissioner Caldwell made a motion to approve the commissioners' agenda for January 20, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for January 20, 2026.

Action Item: Chairman Maupin presented the commissioner meeting minutes from January 12, 2026. Commissioner Thompson made a motion to approve the commissioner meeting minutes of January 12, 2026. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from January 12, 2026.

Action Item: Chairman Maupin presented the change order request from Pacific West Construction. Commissioner Thompson introduced Mike. Facility Director, Terri Kennedy, provided feedback regarding the change order request and presented the touch up painting that occurred. IT Director, Jeremy Wilcox provided information to the commissioners regarding wiring and new portals that were required. Mike, who was representing Pacific West Construction provided information to the commissioners regarding the change orders that had been submitted to the commissioners for consideration. Commissioner Thompson made a motion to approve the change orders as presented by Pacific West Construction. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the change orders as presented by Pacific West Construction.

Board of County Commissioners Meeting
January 20, 2026

Action Item: Chairman Maupin presented the interagency agreement between Valley County and the city of McCall relating to building services outside of city limits. Planning & Zoning Director, Cynda Herrick provided a presentation to the commissioners. Commissioner Caldwell made a motion to approve the interagency agreement between Valley County and the city of McCall. Commissioner Thompson seconded the motion. Commissioner Thompson had questions regarding further discussion. No further discussion, all in favor. Motion passed.

Action Item: IT Director, Jeremy Wilcox presented the agreement between Computer Arts for civil software for the Sheriff's Office and indigent software for the Clerk's Office. Commissioner Caldwell made a motion to approve. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the software agreement between Computer Arts for civil software for the Sheriff's Office and indigent software for the Clerk's Office.

Action Item: IT Director, Jeremy Wilcox presented the agreement with Ziple Fiber for services at 55 Gold Dust Road for the Valley County Road Department building. The commissioners had several questions for IT Director Wilcox and he responded accordingly. Commissioner Thompson made a motion to approve the agreement between Valley County and Ziple Fiber for services at 55 Gold Dust Road. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the agreement between Valley County and Ziple Fiber for services at 55 Gold Dust Road.

Chairman Maupin opened the presentation from South Lake Sewer & Water District. Ms. Janet Cherry with Eastern Research Group began the presentation to the commissioners. A copy of the presentation will be appended to the commissioner meeting minutes for January 20, 2026. The commissioners had the opportunity to ask Ms. Cherry questions and she responded accordingly. Ms. Cherry continued to provide a presentation regarding the site visits that were conducted in the areas being discussed. She also explained the steps that would be taken by Eastern Research Group for the area. Chairman Maupin appreciated the presentation and thanked Eastern Research Group for their work that had been conducted and reminded the public that the areas development was conducted prior to planning & zoning being established.

Action Item: Chairman Maupin began the discussion related to the approval of Wood Run Heights final plat and Wood Run Heights development agreement. Planning & Zoning Director, Cynda Herrick provided a presentation to the commissioners regarding the proposed development agreement and final plat for Wood Run Heights. The commissioners had questions regarding the proposed development agreement and requested the attendance of Road Director, Kerstin Dettrich and requested to postpone.

Action Item: Chairman Maupin began the discussion related to the Copper Rock Subdivision. Planning & Zoning Director, Cynda Herrick provided a presentation to the commissioners regarding the proposed final plat. Commissioner Caldwell made a motion to approve the final plat for Copper Rock Subdivision, acknowledge the sanitary restrictions are satisfied but the letter needs to be corrected prior to recordation, acknowledge the Wildland Urban Interface Fire Protection Plan, accept the 70' deeded right of way for Dawn Drive and validate it as public road, acknowledge lot 2 in block 2 of Copper Rock Subdivision will be deeded to Northlake

Sewer District, acknowledge lot 1 block 2 of Copper Rock Subdivision will be deeded to the homeowner's association once it is created so the HOA can manage the fire tank, accept the declaration of installation of utilities, accept the shared driveway easement and maintenance agreement, acknowledge the declaration of covenants, conditions and restrictions for Copper Rock Subdivision and authorize the chairman to sign the final plat. This motion is made with the understanding that Dawn Drive is public road and that the Valley County Board of County Commissioners can set the level of service on all public roads. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed as made by Commissioner Caldwell.

Action Item: Chairman Maupin returned to the Wood Run Heights final plat and Wood Run Heights development agreement and requested that Road Director, Kerstin Dettrich provide comments regarding the proposed development agreement for Wood Run Heights. She also discussed the process. Commissioner Thompson made a motion to approve the final plat for Wood Run Heights, acknowledge the sanitary restrictions are satisfied, acknowledge the wildland urban interface fire protection plan, validate Wood Run Trail as a private road that will be listed in the official road name list and on the official road maps, accept the right of way deeds for right of way along Norwood Road, accept the declaration of installation of utilities, accept the owners declaration of private roads for Wood Run Heights, accept the declaration of private road maintenance duties and obligations for Wood Run Heights, acknowledge the master declaration of covenants, conditions and restrictions for Wood Run Heights and authorize the chairman to sign the final plat. The motion is made with the understanding that Wood Run Trail is a private road and Valley County has no responsibility thereto and that the board of county commissioners can set the level of service for any public road. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed as made by Commissioner Thompson.

Action Item: Commissioner Thompson made a motion to approve the development agreement for Wood Run Heights as presented. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the development agreement for Wood Run Heights.

Action Item: Chairman Maupin began the review of the Valley County Community Impact Grant Advisory Committee grant recommendations and described the process that occurred. Commissioner Caldwell provided an overview of the overall process that occurred for Fiscal Year 2026. She shared with the commissioners how the committee was organized and she provided an outline of the approval process. She thanked the Valley County Community Impact Grant Advisory Committee members for their presentation. She explained the final recommendations to the commissioners and a copy of the spreadsheet will be appended to the commissioner meeting minutes. Chairman Maupin appreciated the effort that was conducted by the Valley County Community Impact Grant Advisory Committee and believed that the process was more transparent. Chairman Maupin made a motion to approve the recommendations that were submitted by the Valley County Community Impact Grant Advisory Committee. Commissioner Thompson seconded the motion. During further discussion, Commissioner Caldwell shared that the program would potentially be funded in Fiscal Year 2027 and described the continued requirements from the Valley County Board of County Commissioners.

Action Item: Chairman Maupin began the discussion and decision regarding the request from Idaho Transportation Department for assistance with funding for a proposed corridor study. She shared that the estimated cost for the corridor study was more than budgeted and ITD asked Valley County if there was any additional funding that would be available to allow for more of a study to be conducted. Commissioner Caldwell provided her opinion and advised that she was not in favor of any additional Valley County funds being provided to ITD. Commissioner Thompson provided his opinion and explained that he was of a similar opinion as Commissioner Caldwell. Chairman Maupin expressed her opinion and advised that it was the request from Valley County for ITD to conduct a formal corridor study. She felt that Valley County should potentially contribute funding to a corridor study but at a minimum felt that regular meetings needed to occur with Idaho Transportation Department. Commissioner Caldwell requested that if funding was provided, she believed that a formal needed agreement needed to be signed with ITD. Road Director, Kierstin Dettrich provided her opinion to the commissioners and felt at a minimum a roundtable meeting needed to occur with Idaho Transportation Department. Chairman Maupin advised that the discussion regarding Valley County assisting with funding would be tabled until a formal meeting could occur with ITD.

Chairman Maupin advised that the commissioners would be conducting a quarterly inspection of the Valley County Jail at 11:02 p.m.

The commissioners returned from the Valley County Jail inspection and lunch at 1:00 p.m.

Action Item: Chairman Maupin made a motion to go into Executive Session per Idaho Code 74-206 1(d)-“To consider records that are exempt from disclosure as provided in Chapter 1, Title 74,”-Indigent Commissioner Caldwell 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(d)-Indigent at 1:04 p.m.

Action Item: Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(d)-Indigent at 1:19 p.m. Commissioner Caldwell made a motion to approve Indigent Case 2026-DC-001. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve Indigent case 2026-DC-001.

Chairman Maupin began the discussion with Perpetua Resources regarding the Road Mitigation Agreement. Those in attendance were Road Director, Kerstin Dettrich, Valley County Prosecuting Attorney, Brian Oakey. Members from Perpetua Resources were Attorney, Deborah Nelson, Kyle Fend, Belinda Provancher. Chairman Maupin allowed each individual to provide an opening statement to the commissioners. Commissioner Thompson provided his opinion and a statement. Commissioner Caldwell spoke directly related to the road mitigation agreement and advised that she had no concerns regarding the agreement as presented. Chairman Maupin began providing her opinion and discussed concerns regarding condition number 16. Deborah Nelson submitted a response to the commissioners for consideration. Mr. Kyle Fend also provided a response and explained that the Forest Services decision regarding the operation of the mine was currently under litigation. Chairman Maupin also had concerns regarding condition number 7 regarding closure of specific roads to include Warm Lake Summit. Deborah Nelson responded to the language that was included related to condition number 7 and advised that the current expectations if there were avalanche concerns Perpetua Resources would not travel during the

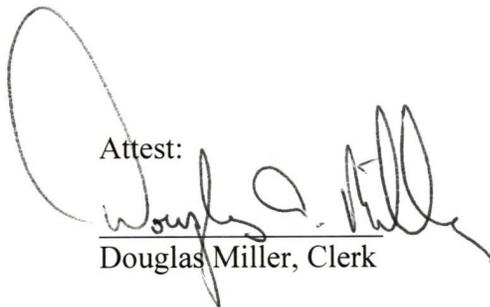
time of declared emergencies. Mr. Kyle Fend also presented on condition number 7 and the existing language. Commissioner Caldwell also provided opinion. Chairman Maupin informed the public that Valley County was currently working on a policy to address road closures in the future because of the testimony that had been received. Road Director, Kerstin Dettrich expressed her opinion that the road closure policy should be separate from the road mitigation agreement with Perpetua Resources. Ms. Deborah Nelson made recommendations regarding the proposed agreement.

Action Item: Commissioner Thompson made a motion to approve the Perpetua Road Mitigation Agreement between Valley County and Perpetua Resources with the proposed amended changes that were made. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the proposed amended changes as presented during the

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.”-Evaluation Commissioner Caldwell 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(b) at 2:15 p.m.

Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(b)-Evaluation at 3:02 p.m.

The commissioners adjourned at 3:02 p.m.

Attest:

Douglas Miller, Clerk


Chairman, Sherry Maupin

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Tuesday January 20, 2026

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 January 12, 2026
Discussion/Decision Regarding Change Order from Pacific West Construction
- 9:15 **Action Item:** Approve Interagency Agreement between Valley County and City of McCall Relating to Building Services Outside of City Limits
- 9:15 **Action Items:** Approve Agreement with Computer Arts for Civil Software Sheriff's Office and Indigent Software Clerk's Office
Approve Agreement with Ziple Fiber for Services at 55 Gold Dust Road New Valley County Road Department Building-IT Director, Jeremy Wilcox
- 9:30 Update from South Lake Sewer & Water District
- 10:00 **Action Items:** Wood Run Heights Development Agreement
Wood Run Heights Final Plat
Copper Rock Subdivision Final Plat – Planning and Zoning Director, Cynda Herrick
- 10:30 **Action Item:** Review Valley County Community Impact Grant Advisory Committee Grant Recommendations and Determine Actual Funding Amounts
- 11:00 **Action Item:** Discussion/Decision Regarding Idaho Transportation Departments Request for Funding to Assist with Corridor Study

11:15 Valley County Board of County Commissioners Quarterly Inspection of Valley County Jail

12:00 Recess for Lunch

1:00 **Action Item:** Executive Session per Idaho Code 74-206 1(d)- “To consider records that are exempt from disclosure as provided in Chapter 1, Title 74,”-Indigent.

1:30 **Action Item:** Perpetua Road Mitigation Agreement Discussion/Decision

3:30 Opportunity for Public to Present to Commissioners

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

Adjourn

COMMISSIONER’S FUTURE MEETING DATE

Monday February 2, 2026

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NOTICE OF SPECIAL JOINT MEETING OF THE BOARD OF THE VALLEY COUNTY COMMISSIONERS AND THE VALLEY COUNTY FAIR BOARD

NOTICE is hereby given that the Board of Valley County Commissioners and the Valley County Fair Board will hold a Special Meeting, Wednesday, January 21, 2026, beginning at 6:00 p.m. at the Valley County Emergency Operation Center, 108 Spring St Cascade, Idaho.

Dated at Cascade, Idaho this 14th day of January 2026

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

- 6:00 pm **Action Item:** Call to Order – Pledge of Allegiance – Approve Agenda
- 6:05pm Clearwater Financial Fairgrounds Master Plan Survey and Stakeholder Interviews Presentation
- 6:40 Open discussion
- Adjourn

Douglas A. Miller, Valley County Clerk, Valley County, Idaho.



Douglas A. Miller, Clerk