

Valley County Board of Commissioners

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DOUGLAS A. MILLER
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**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
March 28, 2022**

PRESENT: **ELTING HASBROUCK (CHAIRMAN)**
 SHERRY MAUPIN (COMMISSIONER)
 DAVE BINGAMAN (COMMISSIONER)
 DOUGLAS MILLER (CLERK)

Commissioner, Dave Bingaman led the Pledge of Allegiance.

Chairman Hasbrouck presented the commissioners' agenda for March 28, 2022. Commissioner Bingaman made a motion to approve the commissioners' agenda for March 28, 2022. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for March 28, 2022.

Senior Deputy Auditor, Rheta Clingan presented the commissioners with Fiscal Year 2022 claims and board order claims.

Fiscal Year 2022 Claims

General Fund	\$205,196.15
Road & Bridge	\$13,157.09
District Court	\$1,316.00
Election Consolidation	\$46.56
Solid Waste	\$9,607.56
Weeds	\$718.31

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Waterways	\$432.31
Pest Control	\$525.40
McCall-Donnelly Snowmobile	\$2,706.22
Cascade-Warm Lake Snowmobile	\$305.19
Title III Funds	\$4,399.36
American Rescue Plan Fund	\$800.00
PILT Fund	\$148,256.00
<hr/>	
Total:	\$389,935.99

Commissioner Maupin made a motion to approve the claims and board order claims as presented. Commissioner Bingaman seconded the motion. No further discussion, all in favor. Motion passed to approve the claims and board order claims as presented.

Chief Deputy Assessor, Sue Leeper provided an update related to matters involving the Assessor's Office.

Clerk, Douglas Miller provided an overview of matters that the Clerk's Office had been handling the past couple of weeks. He gave an update on elections, court matters and budget preparations.

Chief Deputy Prosecuting Attorney, Brian Oakey informed the commissioners that Prosecuting Attorney, Brian Naugle had established the multi-disciplinary task force committee. He reported on the upcoming jury trials that would be taking place on Wednesday. He discussed civil matters that he was handling including review of contracts for the Valley County Road Department and an employment matter.

Sheriff, Patti Bolen informed the commissioners that the Body Worn Cameras Grant was awarded to Valley County and the acceptance would be placed on an upcoming agenda. Chairman Hasbrouck informed the Sheriff that the commissioners approved the payment for the patrol vehicles. Sheriff Bolen provided the commissioners with an update of hirings that the Sheriff's Office has made. She also reported on the staffing of the dispatch center.

Treasurer, Johanna Defoort reported on matters involving the Treasurer's Office. She advised that they are still working on the tax deed properties and there are 37 properties that they are currently monitoring.

Building Director, Annette Derrick informed the commissioners that the building department had still been receiving building plans for residential homes and she advised that Tamarack Resort was working on building plans for work-force housing. She reported that Tamarack Resort was working on an ordinance modification to allow for more floors to be built and advised that they were working with Planning & Zoning Director, Cynda Herrick.

Court Services Director, Skip Clapp presented on a grant application that VCORP was working on and briefly discussed the Idaho Department of Juvenile Corrections Crisis Center. He presented on a bill related to the Rule of 80 for misdemeanor probation and juvenile corrections. Skip discussed a budget request for virtual hearing equipment for the McCall Annex and advised

that he would work with the Valley County IT Department. He informed the commissioners about two juveniles who are currently on GPS Monitoring.

University of Idaho Extension Educator, Melissa Hamilton provided the commissioners with an overview of programs that she had been involved with over the past two weeks. She discussed the Cascade Mobility Team and the work that was being done. She presented on the Master Gardner programs and informed the commissioners how she was scheduling her work hours. She discussed a ranch tour that she was attempting to schedule and provided a brief overview of the tours that she was wanting to schedule. She advised that they were also trying to incorporate a site visit for Weed Manager, Steve Andersen. She discussed work that 4-H Coordinator, Alysson Statz had been conducting. She presented on a PowerPoint presentation that she would be creating for the University of Idaho Extension Programs. She provided the commissioners with the agenda for a boot camp training that would be occurring. Chairman Hasbrouck requested that Melissa be prepared for grasshopper infestation and drought awareness.

Human Resource Director, Pat Duncan provided the commissioners with an update related to openings within Valley County and discussed workforce housing issues that were occurring. She presented on a request from the Assessor's Office to create a Senior Appraiser Position and explained the current situation. She advised that it would be a 6% salary increase if the commissioners approved the new position. She explained that a job description had been created. Commissioner Maupin made a motion to approve the change and allow a Senior Appraiser Position to be created. Commissioner Bingaman seconded the motion. No further discussion, all in favor. Motion passed to approve the change and allow a Senior Appraiser Position to be created.

IT Director, Jeremy Wilcox provided an update to the commissioners with technology implementations that the IT Department had been working on and finalizing. He advised that he would be working on replacing all the county desktops. He also advised that he was working with the jail on limiting the disruption during the remodel of the Valley County Jail. Commissioner Maupin asked about the implementation of new financial software. Jeremy advised that the plan was to implement new financial software in Fiscal Year 2023.

Planning & Zoning Director, Cynda Herrick presented on the history wall timeline and would like the commissioner's approval to establish a Valley County history wall within the courthouse. Cynda presented on a meeting the Valley County Planning & Zoning Commission had with Central District Health related to septic systems and compost toilets. She reported that she received an application for the workforce housing for Tamarack Resort and reported that the matter was on the Valley County Planning & Zoning Commission agenda in May of 2022. She discussed the flood plain conference she attended. Cynda discussed a septic system brochure that was being distributed. She informed the commissioners that she recently received a proposed water management plan that was completed by a collaborative team including Idaho Department of Environmental Quality, Central District Health. The commissioners discussed expansion of local fire districts and the process. Cynda continued to present on matters that the Valley County Planning & Zoning Commission and been working on. Chairman Hasbrouck made a motion to allow Planning & Zoning Department to create a history wall timeline at the Valley County Courthouse. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to allow Planning & Zoning Department to create a history wall timeline at the Valley County Courthouse.

Facilities Director, Scott Clingan presented on a request to utilize Ikola Logging to chip the construction and woody debris pile at the Solid Waste Transfer Site. He informed the commissioners about the potential agreement with Ikola Logging, Valley County and Lake Shore Disposal. Commissioner Bingaman made a motion to utilize Ikola Logging to chip the construction pile and woody debris pile at the solid waste transfer site. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to utilize Ikola Logging to chip the construction and woody debris pile at the Solid Waste Transfer Site.

Scott discussed a concern regarding grease trap removal and potential locations for the waste to be stored or destroyed. He advised that he would research the matter. He informed the commissioners about bids that he received to remodel the WICAP Building. The commissioners also asked about the remodel of the dispatch center and Scott provided an update of work that had been conducted. He also informed the commissioners that Rose Advocates had moved out of the house that they were using, and he advised that it could now be used for work force housing. He provided an update on the remodel of the Valley County Jail Central Control Center. He discussed additional maintenance and work that facilities was working on and the commissioners believed that Valley County should consider creating an administrative assistant position for facilities.

Tom Reinhardt with Cascade Medical Center provided a presentation to the commissioners regarding planning the replacement for hospital for southern & eastern Valley County. He provided a PowerPoint presentation which will be appended to the commissioner meeting minutes. The commissioners had the opportunity to ask questions to Mr. Reinhardt and he responded accordingly.

Road Director, Jeff McFadden requested permission to surplus a 2012 Dodge Ram 1500 and provided details of the use of the vehicle. Commissioner Maupin made a motion to allow the surplus of the 2012 Dodge Ram 1500. Commissioner Bingaman seconded the motion. No further discussion, all in favor. Motion passed to allow the surplus of the 2012 Dodge Ram 1500.

Jeff discussed the proposed mitigation work of Profile Road and Stibnite and presented on FEMA payments once final mitigation was completed. He informed the commissioners that Valley County would not have to come up with the matching funds for the East Lake Fork Bridge Replacement. He advised that the road department was conducting spring maintenance of the Valley County Roads. He reported that breakup limits are out, but he was trying to get clarification on the legal requirements. The commissioners discussed the proposed paving projects and presented on concerns that needed to be addressed. It was advised that the matter would be discussed at the Road Advisory Committee meeting. Chairman Hasbrouck asked about a road development agreement credit that Tamarack Resort was alleging. Jeff advised that he would research but he did not recall that taking place. Jeff informed the commissioners that he was contacting architects to see about creating plans for a new Road Department building.

Chairman Hasbrouck presented the commissioner meeting from March 21, 2022. Commissioner Maupin made a motion to approve the commissioner meeting minutes from March 21, 2022. Commissioner Bingaman seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from March 21, 2022.

Chairman Hasbrouck presented the request for reimbursement for SF-270 for Forest Service RAC Grant for snow-drag. Commissioner Maupin made a motion to approve the SF-270. Commissioner Bingaman seconded the motion. No further discussion, all in favor. Motion passed to approve the request for reimbursement for SF-270 for Forest Service RAC Grant for snow-drag.

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

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

Chairman Hasbrouck opened the Public Hearing for appeal of P&Z Commission Denial of CUP 21-46 Bharn Event Center at 1:02 p.m. He informed the public of the process and asked if the commissioners had any ex-parte communication or conflict of interest. All commissioners advised that there was no ex-parte communication or conflict of interest.

Planning & Zoning Director, Cynda Herrick provided a staff report to the commissioners and an overview of the session that was held with Valley County Planning & Zoning Commission. She advised that on February 28, 2022, the Valley County Planning & Zoning Commission denied CUP 21-46 Bharn Event Center. She informed the commissioners that an appeal was filed in a timely fashion by the applicant. She discussed the facts and conclusions that were filed by the Valley County Planning & Zoning Commission and were included in the packet to the Valley County Board of County Commissioners. Cynda informed the commissioners about comments that were received from the public regarding CUP 21-46 Bharn Event Center.

Mr. Ryan Colleran the applicant for CUP 21-46 Bharn Event Center was given an opportunity to present to the Valley County Board of County Commissioners. The commissioners had the opportunity to ask questions to Mr. Ryan Colleran and he responded accordingly.

Chairman Hasbrouck asked to hear testimony from proponents. The record would reflect that there was no testimony from proponents.

Chairman Hasbrouck asked to hear testimony from undecided. The record will reflect that there was no testimony from individuals who were undecided.

Chairman Hasbrouck asked to hear testimony from opponents.

Mr. Ronald Platt who resides in Donnelly, Idaho, presented to the commissioners as an opponent to CUP 21-46 Bharn Event Center.

Mr. Cody Lindley who resides in Meridian, Idaho but owns property in the proposed location presented to the commissioners as an opponent to CUP 21-46 Bharn Event Center.

Mr. James Knight who resides in Boise, Idaho but owns property in the proposed location presented to the commissioners as an opponent to CUP 21-46 Bharn Event Center.

Mr. Bill Lynch who resides in Star, Idaho but owns property in the proposed location presented to the commissioners as an opponent to CUP 21-46 Bharn Event Center.

Mr. Joe Willhelm who resides in Boise, Idaho but owns property in the proposed location presented to the commissioners as an opponent to CUP 21-46 Bharn Event Center.

Mrs. Julie Willhelm who resides in Boise, Idaho but owns property in the proposed location presented to the commissioners as an opponent to CUP 21-46 Bharn Event Center.

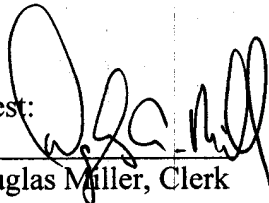
The applicant Mr. Ryan Colleran the applicant for CUP 21-46 Bharn Event Center provided rebuttal testimony to the commissioners.

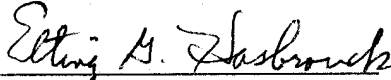
Chairman Hasbrouck closed the Public Hearing for CUP 21-46 Bharn Event Center at 2:02 p.m. and brought the matter back to the commissioners for deliberations. Commissioner Maupin provided her opinion regarding CUP 21-46 Bharn Event Center. Commissioner Bingaman provided his opinion regarding CUP 21-46 Bharn Event Center. Chairman Hasbrouck provided his opinion regarding CUP 21-46 Bharn Event Center. Chairman Hasbrouck made a motion to deny the appeal for CUP 21-46 Bharn Event Center and uphold the decision made by the Valley County Planning & Zoning Commission. Commissioner Bingaman seconded the motion. No further discussion, all in favor. Motion passed to deny the appeal for CUP 21-46 Bharn Event Center and uphold the decision made by the Valley County Planning & Zoning Commission.

Mr. Jordan Zwygart with Zwygart John & Associates presented to the commissioners the Fiscal Year 2021 Audit for Valley County, Valley County Fair Board and Valley County EMS District. The commissioners had the opportunity to ask specific questions to Mr. Zwygart and he responded accordingly.

The commissioners adjourned at 3:01 p.m.

Attest:


Douglas Miller, Clerk

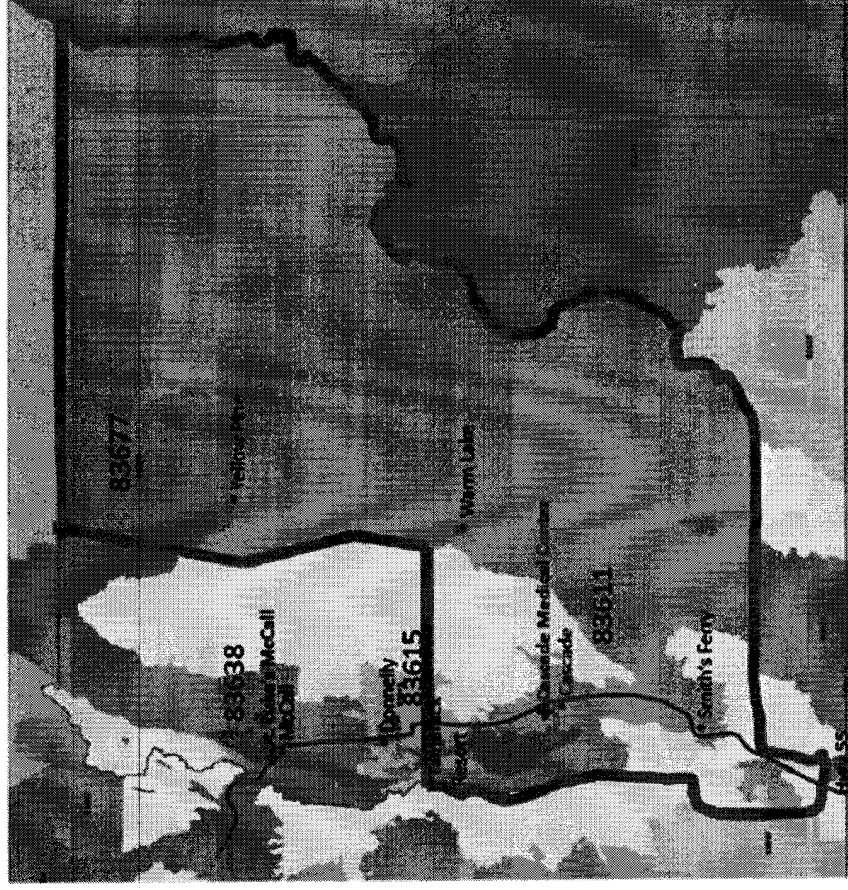

Chairman, Elting Hasbrouck

Planning the Replacement Hospital for Southern & Eastern Valley County

Valley County Commissioners Meeting

March 28, 2022

Cascade Medical Center – Tax District



3/28/2022

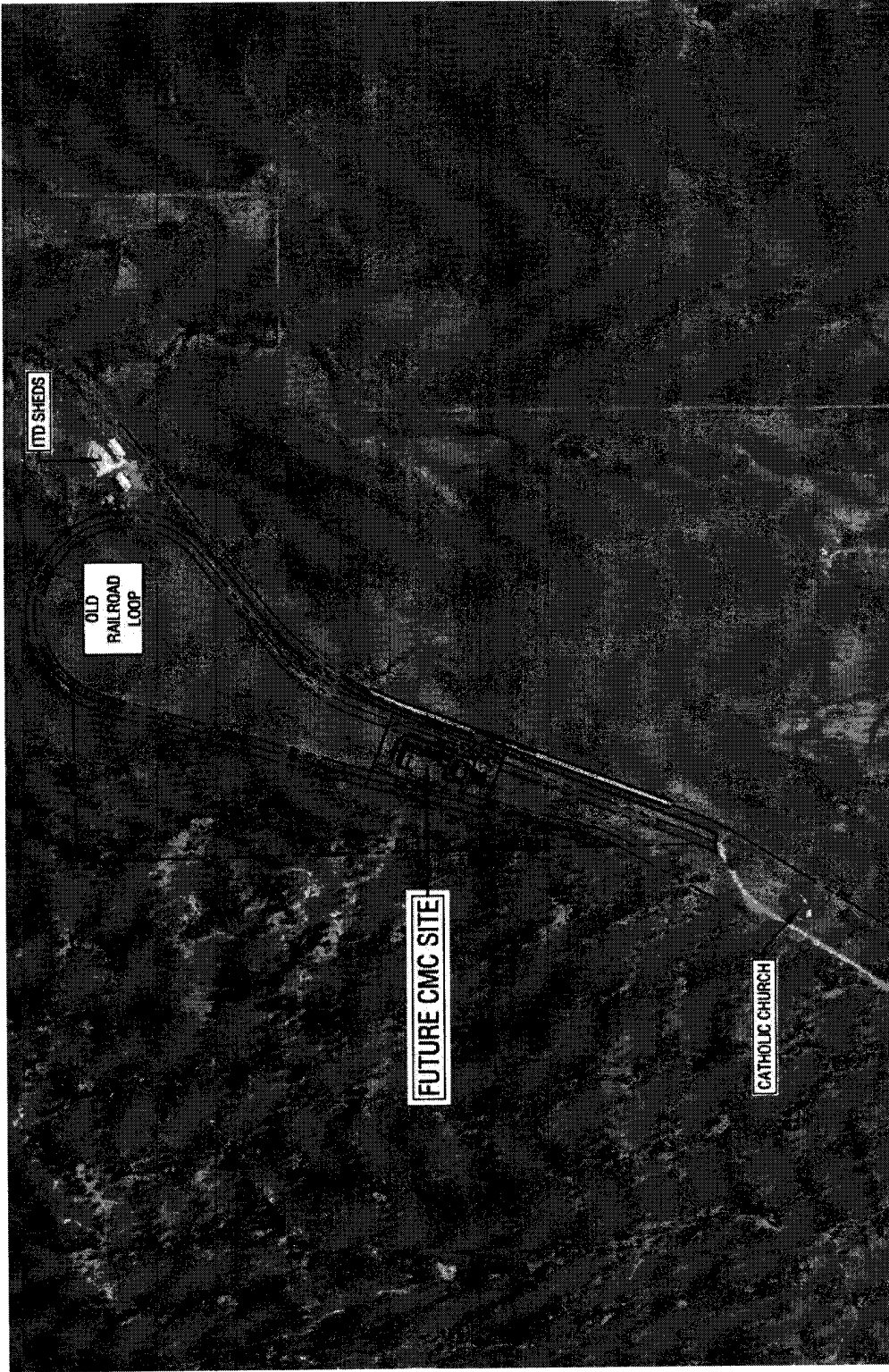
CASCADE MEDICAL CENTER

How will a new hospital benefit our Communities?

- **More capacity.** We are out of room to take care of the patients we see today in the Clinic, Physical Therapy, Lab, and the ER.
- **New services.** A larger, modern facility will allow us to add:
 - Surgery
 - Occupational Therapy
 - Speech Therapy
 - Mammography
 - Colonoscopy
 - Specialty Care
 - ...
- **More jobs.** CMC is already an economic driver with 60 employees and a median wage over \$30 per hour. More capacity and services will allow us to continue to grow and add good jobs that support our local businesses and tax base.

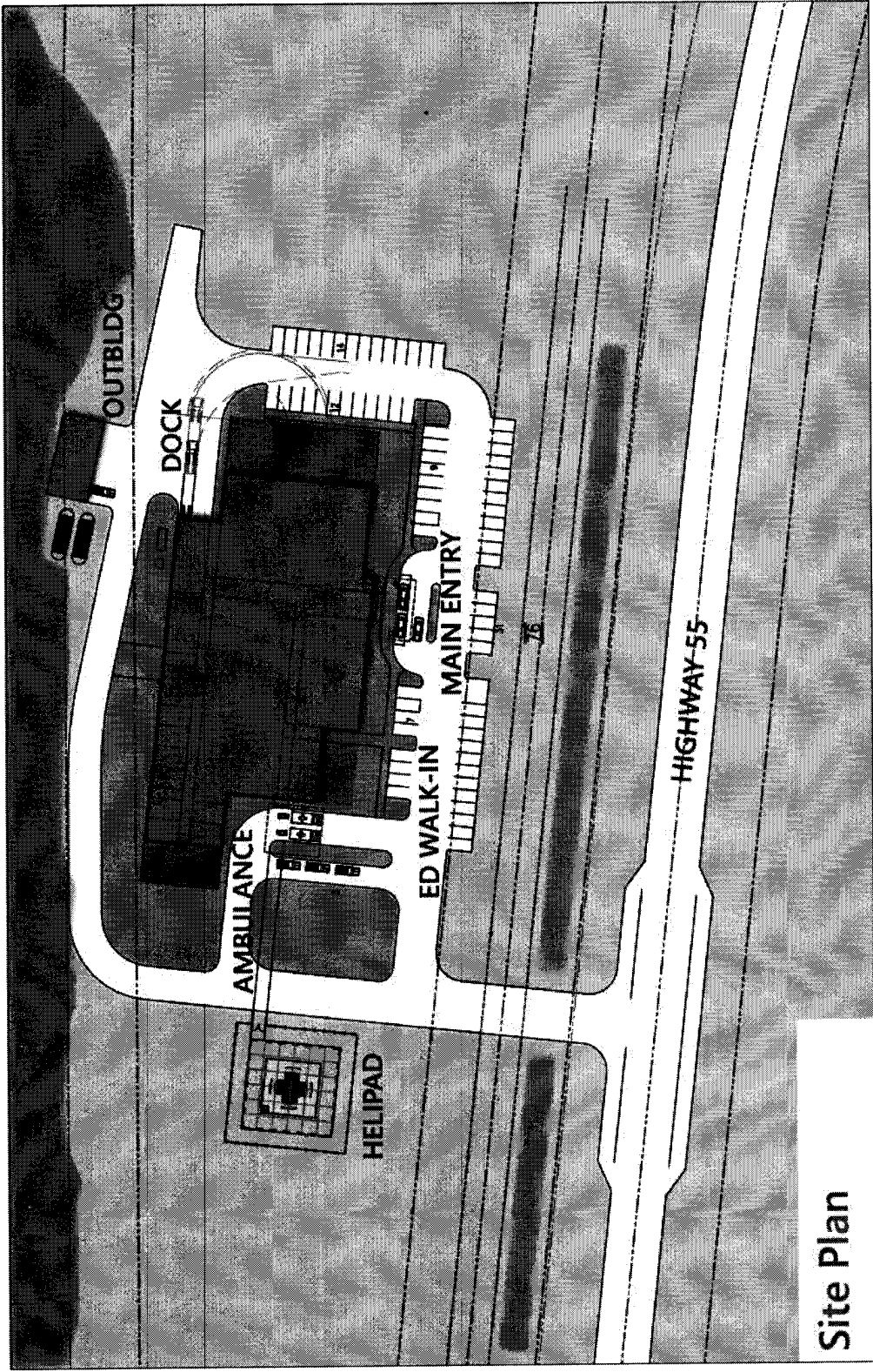
What Outcomes Will the New Hospital Embody?

- **Quality.** A modern, safe, accessible building that supports the delivery of excellent quality medical care.
- **Healing.** Set with a backdrop of forested foothills, the new facility will incorporate familiar building materials and aesthetics, pull natural light into the space, and provide vistas in each direction to encourage patient healing.
- **Joy.** CMC is committed to a joyful work place that promotes employee wellness, mental resilience, and engagement in our sacred work of giving care to our neighbors, friends, and visitors.



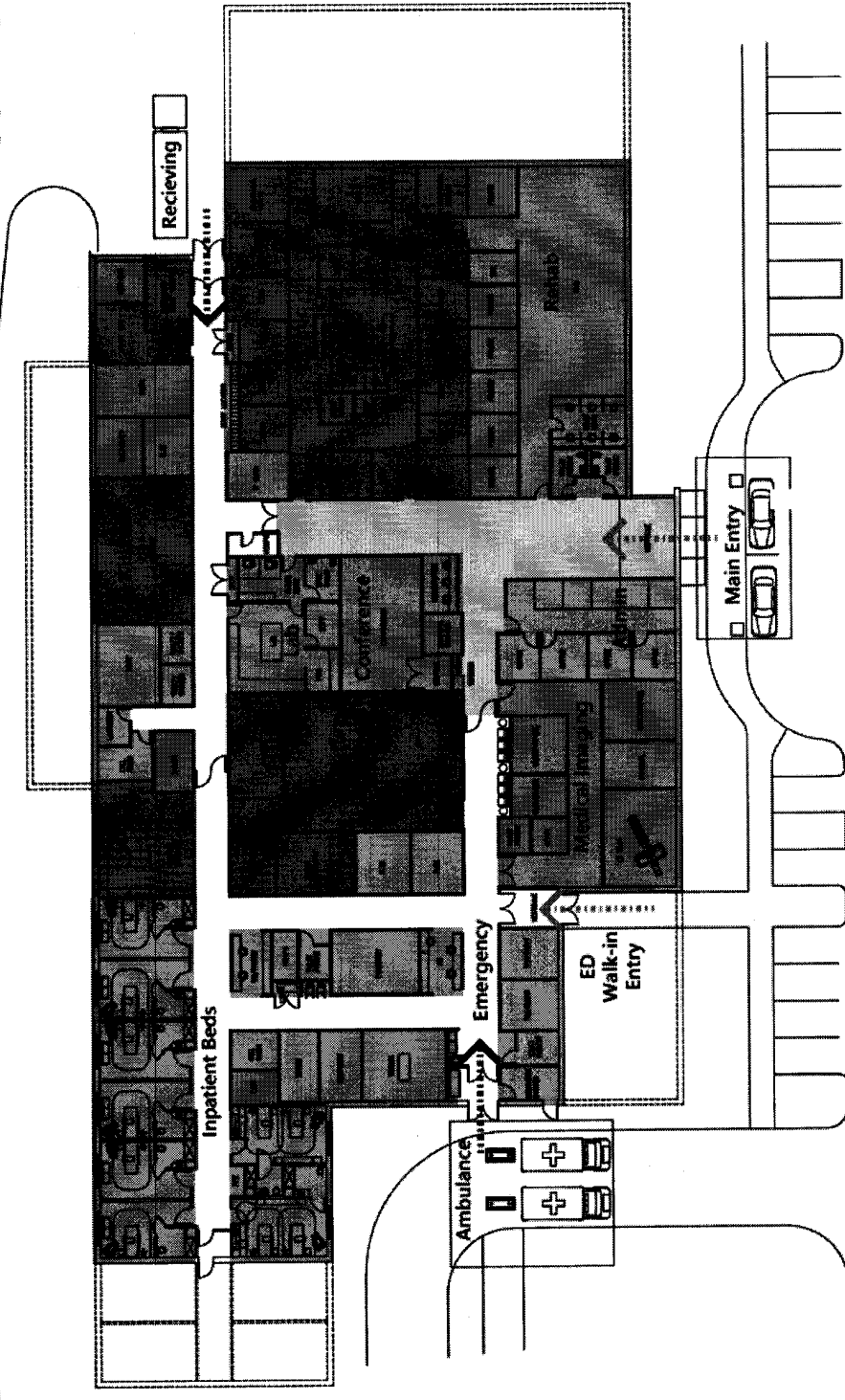
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CASCADE MEDICAL CENTER



Site Plan

Floor Plan

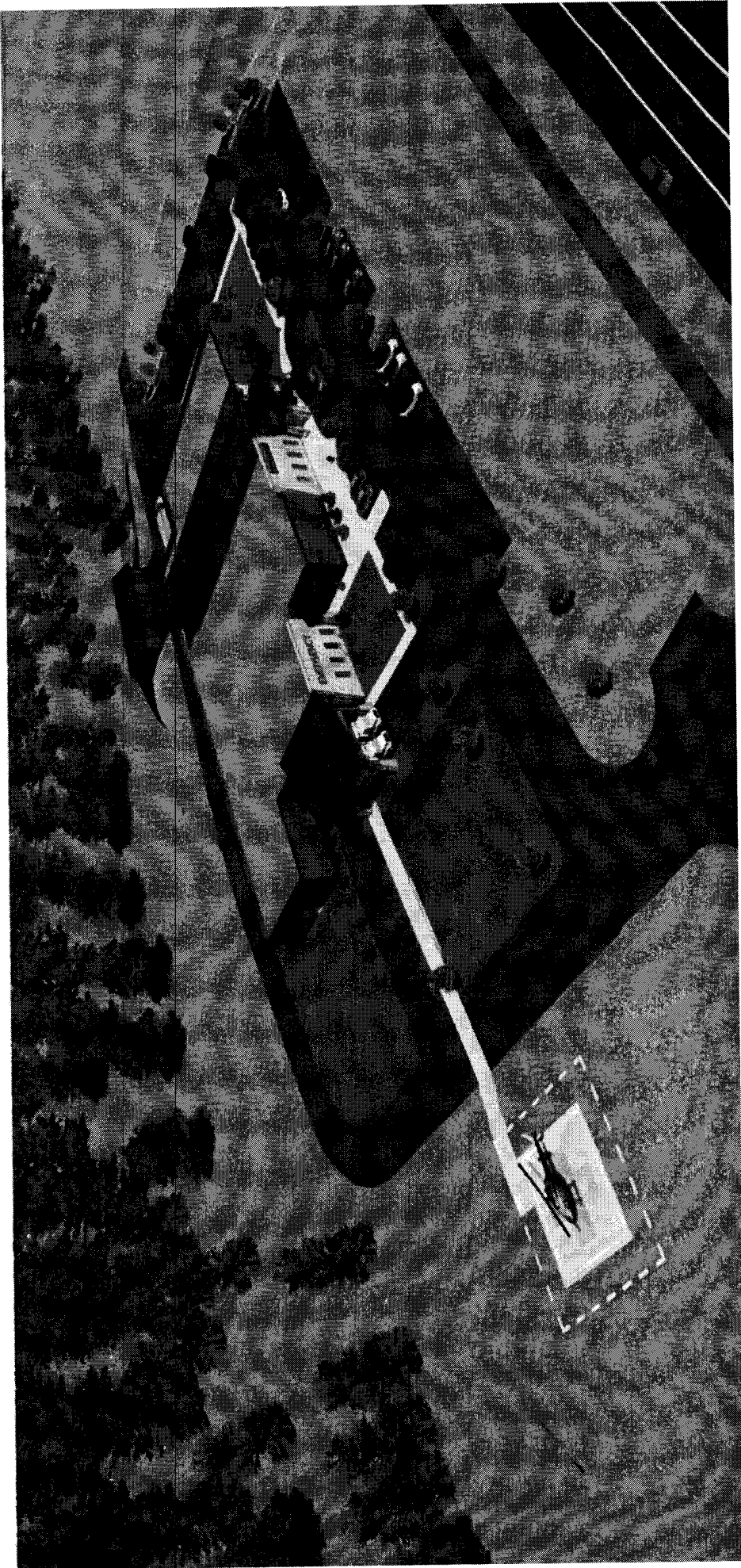


Cascade Medical Center
2022 March 15 | Comm. #13-20255-06

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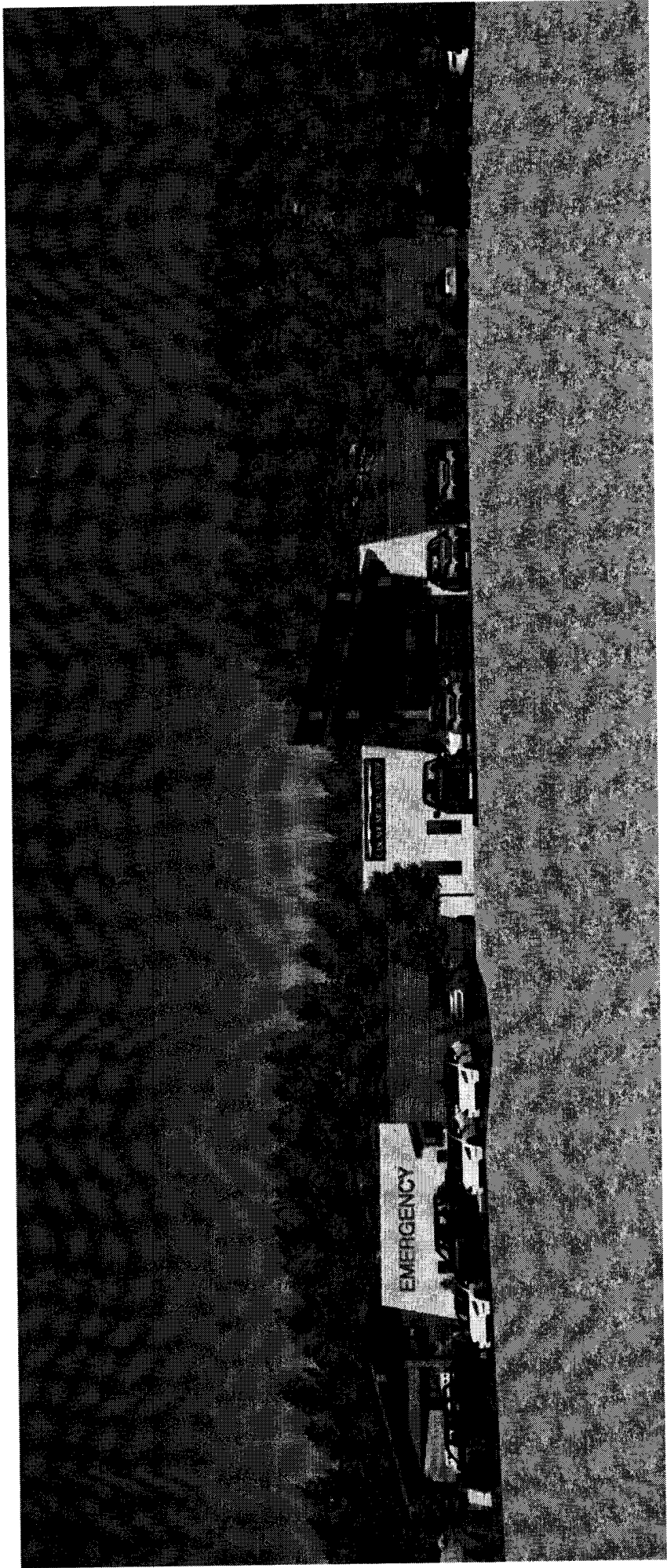
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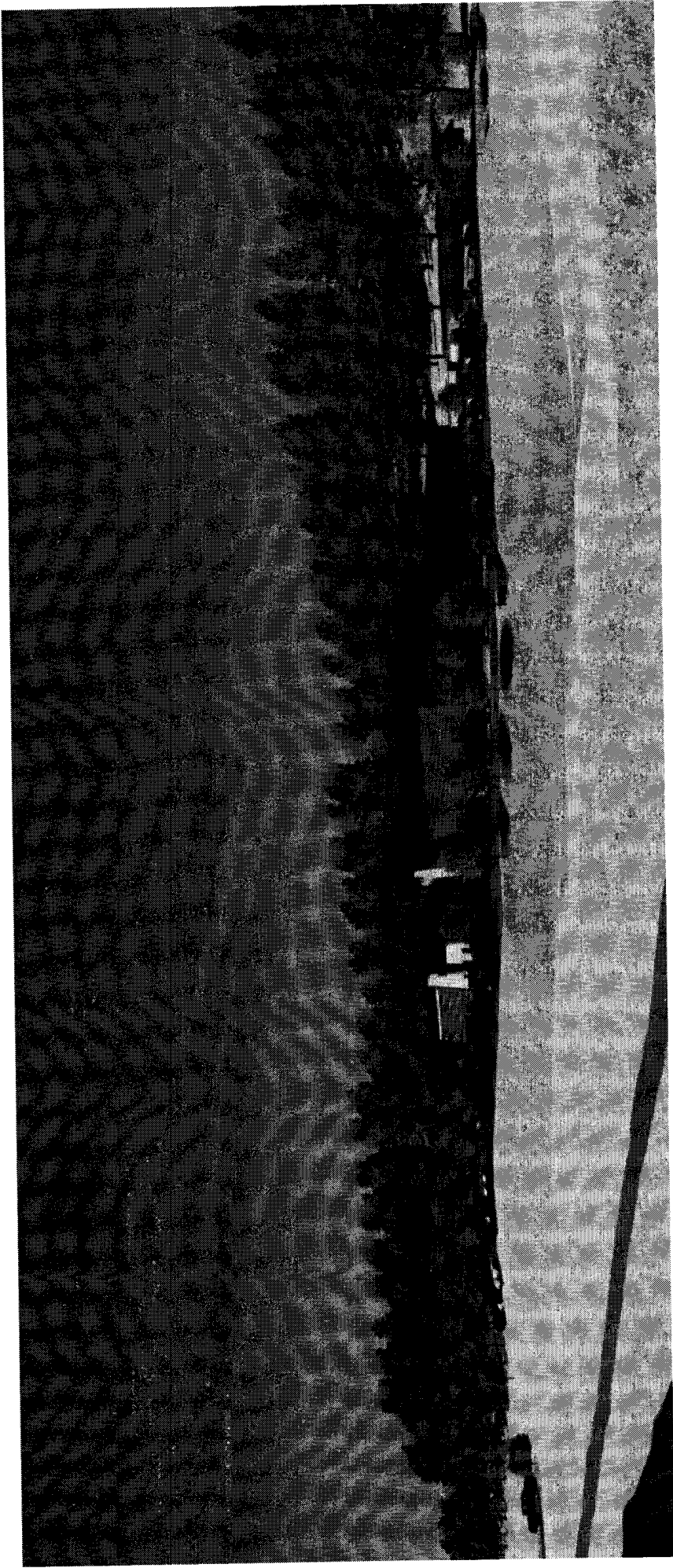
CASCADE MEDICAL CENTER



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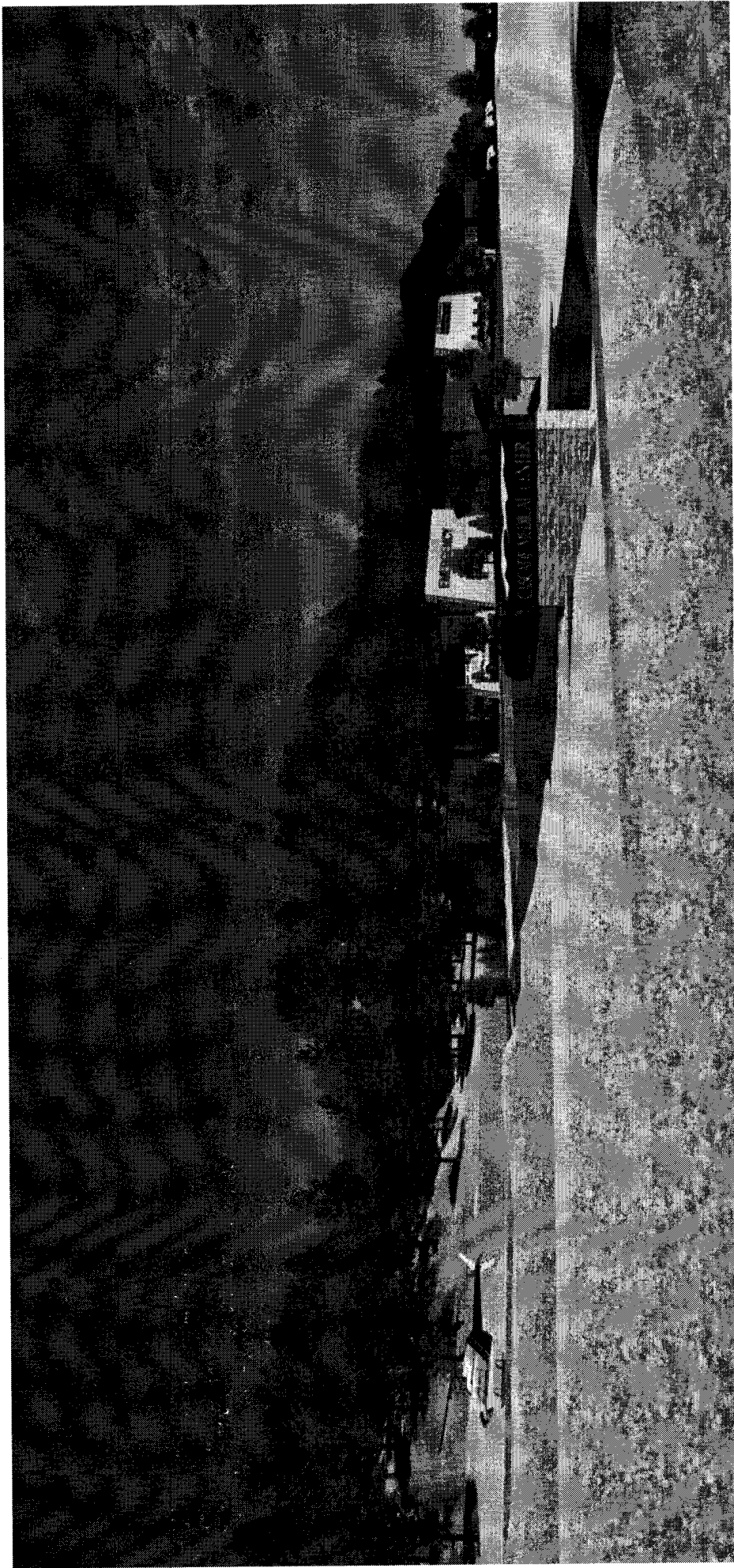
CASCADE MEDICAL CENTER





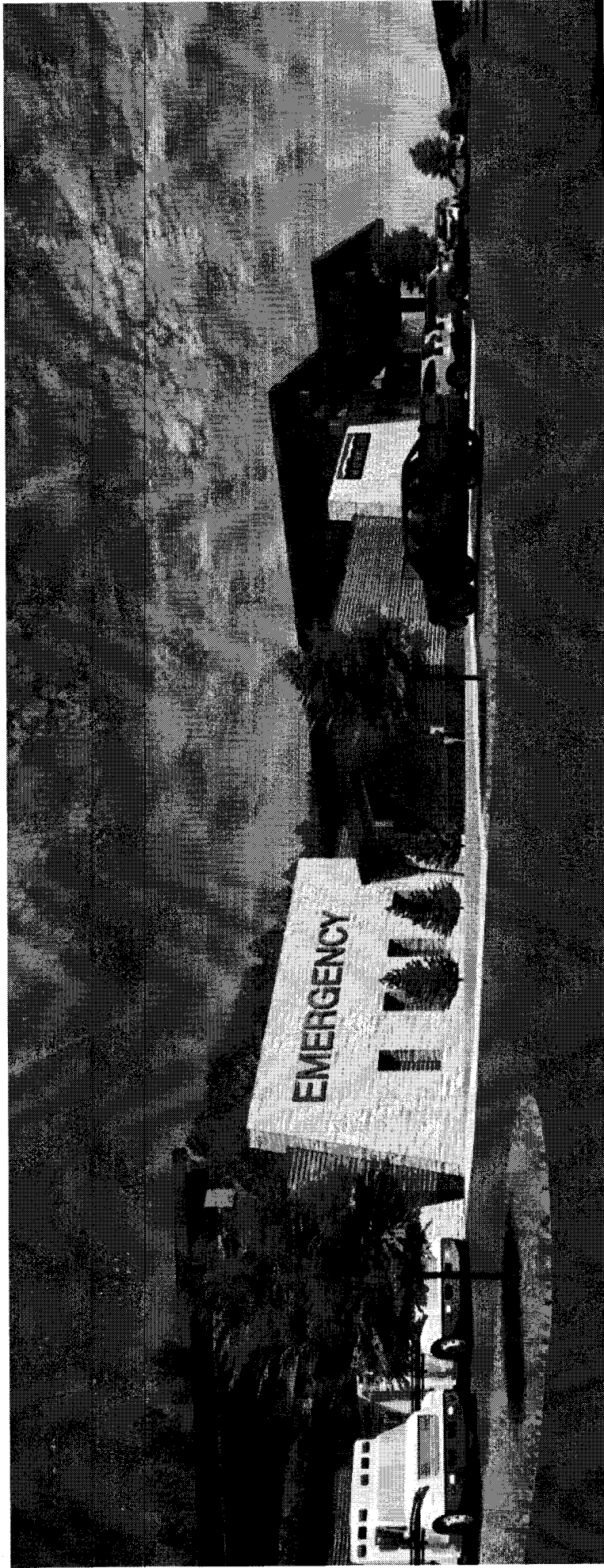
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CASCADE MEDICAL CENTER



3/28/2022

CASCADE MEDICAL CENTER



How Will We Pay For It?

- Project estimate is \$34 million
 - \$27 million is current estimate
 - \$7 million in contingency and inflation pressure
- CMC will fund half of the project itself through operating revenue. Current reserves + loan against future net revenue.
- We are asking voters to help us by funding the other half of the project:
 - General Obligation bonds for up to \$19 million
 - \$68 per 100,000 in **TAXABLE** PROPERTY VALUE
 - What is TAXABLE property value? The property value we are taxed on based on the ASSESSOR's valuation, less your homeowner's exemption.
 - Example

Annual Cost to a Homeowner (Example): \$68 per each \$100k in Taxable Value

- Zillow says home worth \$425,900

- County assesses home at \$279,000
- Home owner's exemption - \$125,000

- Taxable value = \$154,000
- Additional tax = $\$68 * 1.54 = \mathbf{\$114}$ per year

What Value does Homeowner Get in Return?

- Hospital will be able to add new services:
 - Patients get care locally
 - Less driving to McCall and Boise
- Hospital will be able to keep up with local population growth
- Hospital will be able to add staff:
 - Economic driver: good incomes spent locally
- Assurance that hospital will be in-compliance with Rules & Regulations
- Frees up existing building for many possible uses

Facts & Talking Points

- See FAQs on our web site, www.cmchd.org and on www.cmcflidaho.org

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday March 28, 2022

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 **Action Item:** Claims, Board Order Claims & Junior College Tuition- Senior Deputy Auditor, Rheta Clingan

9:10 **Elected Official Reports/Discussion**

Assessor – June Fullmer
Clerk – Doug Miller
Prosecutor – Brian Naugle
Sheriff – Patti Bolen
Treasurer – Johanna Defoort

Department Head Reports - 5 Minutes each

Building Department – Annette Derrick
Court Services – Skip Clapp
Extension Office- Melissa Hamilton
Human Resources/Risk Management – Pat Duncan
Action Item: Approve Change in Appraiser Position
Information Technology – Jeremy Wilcox
Planning and Zoning-Cynda Herrick
Action Item: History Wall Timeline
Parks and Recreation- Larry Laxson

10:30 Buildings and Grounds / Solid Waste- Scott Clingan
Action Item: Approve use of IKOLA to grind C and D pile

10:45 Presentation from Cascade Medical Center About Proposed New Medical Center

11:00 Road & Bridge Presentation- Jeff McFadden

Action Item: Permission to Surplus 2012 Dodge Ram 1500

11:30 Executive Session per Idaho Code 74-206 1(d)-“to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code”-Indigent & Charity

11:45 Commissioner Discussion

Action Items: Meeting Minutes of March 21, 2022

Sign SF270 for Forrest Service RAC Grant

12:00 Recess for Lunch

1:00 **Action Item/Public Hearing:** Appeal of P&Z Commission Denial of CUP 21-46 Bharn Event Center

2:00 **Action Item:** Presentation of Fiscal Year 2021 Outside Audit-Zywgart & Associates
Presentation of Fair Board Audit

Opportunity for General Public to Present to Commissioners

Adjourn

COMMISSIONERS FUTURE MEETING DATE

Monday April 4, 2022