

**VALLEY COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING AT DONNELLY ELEMENTARY SCHOOL
March 16, 2016**

**PRESENT: GORDON L. CRUICKSHANK (CHAIRMAN)
BILL WILEY (COMMISSIONER)
ELT HASBROUCK (COMMISSIONER)
DOUGLAS MILLER (CLERK)**

Chairman Cruickshank called the Public Hearing to order at 6:04 p.m.

Commissioner Willey led the Pledge of Allegiance

Commissioner Hasbrouck made a motion to approve the Commissioner's Agenda for March 16, 2016. Commissioner Willey seconded the motion. No further discussion, all in favor. Motion passed to approve the Commissioner's Agenda for March 16, 2016.

Chairman Cruickshank opened the Public Hearing for the West Central Mountains Economic Development Strategy at 6:05 p.m. The Public Hearing does have an audio recording which will be available on the Valley County Website. Chairman Cruickshank explained that the presentation was a legislative matter and there were no conflict of interest. Chairman Cruickshank asked for a staff report from Cynda Herrick. Cynda Herrick presented her Staff Report to the Valley County Board of Commissioners. A copy of the staff report will be appended to the Commissioner meeting minutes. Cynda Herrick advised that the staff recommends adoption of the West Central Mountains Economic Development Strategy. Commissioner Willey asked if the strategy was a guide or a comprehensive plan? Cynda

advised that that the document would be guide and could be amended if future items changed. She referred to the last page of the plan that was presented. She explained if there was something objected it could be changed. Chairman Cruickshank asked if the Commissioners had the ability to deliberate on the West Central Mountains Economic Development Strategy and make a decision later to adopt the plan? Cynda Herrick confirmed that it did not require adoption this evening.

Sherry Maupin, 376 Beretta Drive, McCall, Idaho representing the West Central Mountains Association provided an overview of how the project began to the Board of Commissioners. She explained that the group went to the communities in order for them to identify the communities concerns to provide economic growth in the community. She informed the Commissioners who was included in the discussion. She explained that the Americas Best Communities was a contest created by Frontier Communications. She identified Valley County as a resort community and it was explained that there were also conversations that took place with the small business community. She provided an overview of other organizations that the West Central Mountains Association would like to collaborate with. She discussed in detail the goals identified within the plan. She further explained that regional communications was also an item that was being proposed and believed that a regional summit should take place to provide economic opportunity. Ms. Maupin believed that the proposal that was being reviewed was a comprehensive plan which required numerous volunteer hours and input from a variety of individuals. She again discussed the members of the West Central Mountain Association. Commissioner Hasbrouck asked what was identified as the most important issue? Ms. Maupin believed that housing was key an instrumental concern and employment. She reported that growing the support for the business community was also important. She explained that it was difficult to identify one specific matter has being the most important and believed that it would take a circle approach which includes great partnerships. Commissioner Willey asked why Meadows Valley was included in the strategy? Ms. Maupin explained that the contest required a population of 10,000 to enter and that the population of Valley County did not meet that threshold. Commissioner Willey asked if the Adams County Commissioners had seen the presentation? Ms. Maupin disclosed that they had not at this time. Chairman Cruickshank asked if all of the bases had been covered? Ms. Maupin advised that the judges commented that the education community did not appear to have representation and they suggested that more governmental agencies should be included. She explained that they have approached Idaho Department of Labor and the educational community. She indicated that she would also like to have the Forest Service involved. Ms. Maupin believed that the West Central Mountain Association had covered the majority of the matters concerning economic development in the community and believed that the strategy being presented was a good foot print. Ms. Maupin believed that at some point an Economic Director position would need to be created.

Chairman Cruickshank asked for individuals who are proponents to address the Commissioners.

Mr. Larry Laxson, 674 Geos Road, Cascade, Idaho, spoke as a proponent of the West Central Mountains Economic Development Strategy.

Ms. Anne Guarino, 1238 Woodside, Cascade, Idaho, spoke as a proponent of the West Central Mountains Economic Development Strategy and explained why she was in favor. She provided

an overview of how she became involved. She encouraged those in attendance to review the plan online.

Mr. Chance Hobbs, 1244 Herrick Street, McCall, Idaho, advised how he became a supporter of the proposed West Central Mountains Economic Development Strategy. He believed that workforce housing was an important part of the strategy. It was Mr. Hobbs opinion that workforce housing should be at the top of the plan. He believed that the proposal in the plan would assist Valley County in moving forward with economic development.

Ms. Mary Nuckols, 704 First Street, McCall, Idaho provided an overview of why she was a supporter of the proposed West Central Mountains Economic Development Strategy. She advised that she supports the plan and believed that it focuses on the entire region. She was grateful that it also included the Meadows Valley Community.

Chairman Cruickshank asked if there was anyone else in favor of the plan who wanted to address the Commissioners. Chairman Cruickshank requested that the record reflect that there was no one else who wanted to address the Commissioners.

Chairman Cruickshank asked if there was anyone in the audience who was uncommitted that wanted to address the Commissioners?

Mr. Rod Higgins, 107 Daystar Road, Donnelly, Idaho informed the Commissioners that he was uncommitted regarding the proposed strategy. Mr. Higgins was concerned that after the \$3,000,000 was awarded, where would future funding be expended from? He was concerned that local government would be required to fund the plan once the award funds were depleted.

Chairman Cruickshank asked if there was anyone else in the audience who was uncommitted? Chairman Cruickshank wanted the record to reflect that there was no one else who wanted to address the Commissioners.

Chairman Cruickshank asked to if there was anyone in the audience was an opponent that wanted to address the Commissioners?

Mr. Todd Hatfield, 277 Corbett Lane, McCall, Idaho addressed the Commissioners as an opponent of the proposed plan. He informed the Commissioners that he was involved with initial economic development council when it was created. Mr. Hatfield asked why the companies were offering the \$3,000,000 award. He believed that the companies were buying influences. He believed that when the award was given, it would limit competition. He advised that best thing for business and starts up you need stability. He discussed how recently the economy has gotten better which he has personally seen rent fees increase. He believed that the plan adds another layer of bureaucracy. After reviewing the plan Mr. Hatfield felt that the plan would require an administrator for housing, jobs, transportation. He also believed that it would require hiring a social director and a marketing person. He talked about the prior economic development plan that was developed and the regulators that it would require and the impact that would come from a plan that is being presented. He did not understand how the organization would help with the agriculture that was being proposed in the plan. Mr. Hatfield did not believe that the proposed plan would have any influence on the Forest Service or the State of Idaho. He wanted to know who the \$3,000,000 award would be expended and believed

that since it was a legislative matter, there would need to be a complete accounting to the general public before the funds could be expended. Mr. Hatfield felt that it would be a binding document if the \$3,000,000 was awarded.

Chairman Cruickshank asked if there was anyone else to speak as an opponent? Chairman Cruickshank wanted the record to reflect that no one else wanted to comment.

Ms. Sherry Maupin provided a rebuttal related to the concerns that were presented. She talked about sustainability and provided options. She discussed the possibility of a housing trust. She advised that a majority of the sustainability would be private money. She proposed the idea of creating a recreation district for sustainability. She believed that creating a recreation district would provide oversight. She discussed the agriculture opportunities and hydroponic farming. She explained that “farm to table” would be an opportunity. She advised getting product to market is an item that needs to be reviewed. Ms. Maupin discussed why attempting to achieve the \$3 million dollar award was important and provided a brief overview of why. She believed that it would not influence the Commissioners or other buyers. She advised that the proposed plan was volunteer driven and recommended that the plan move forward. She did not believe that czar would be required but did believe that an economic developer position should be created. She mentioned the home building association and the positive aspects of having a home building association. She provided a proposed cost to join a home building association and her opinion on how it benefits the community. She believed that the \$3 million award if received would be expended appropriately and the plan does provided stability. Commissioner Willey asked if the strategy received the money would there be binding agreements with the company that our offering the funding? Ms. Maupin explained that it would not require binding agreements. She believed that the plan being presented was a solid economic development plan.

Mr. Todd Hatfield requested a point of clarification. He believed that unethical to accept the award money and provided his reason.

Ms. Maupin advised that the furthest along with the plan would be eligible for the funds but a plan was required to be eligible for the award.

Chairman Cruickshank asked if there was any other point of clarification that was needed? Mr. Higgins asked about the creation of the recreation district? Chairman Cruickshank provided a brief overview of how a recreation district requires the approval of the voters.

Chairman Cruickshank closed the public hearing at 7:07 p.m. and brought it back to the Valley County Board of Commissioners for deliberation.

Commissioner Hasbrouck believed that the Commissioners need to start somewhere. He advised that need to start something and believed that a great start and a general idea to move forward. He applauded the amount of time that had been volunteered for the plan. Commissioner Willey commented on the amount of time that had been volunteered. He did not believe that the plan that was proposed created a binding agreement. He would like to support the Planning & Zoning Commission and those who have volunteered their time creating the proposed plan. He believed that the plan was another tool in the tool box. Chairman Cruickshank provided a brief over of his involvement with Valley County and the prior

economic development council. He agreed that there are areas that were lacking. He also did not believe that the agreement was binding. He expressed that he was proud of the strategy that was being presented to the Commissioners. He believed that the county needed to start somewhere and applauded the efforts of the volunteers. Commissioner Willey discussed matters of transparency and wanted to know since Chairman Cruickshank had been invited to speak in North Carolina to represent Valley County would it be matter of conflict for him to vote? Commissioner Willey made a motion to adopt the West Central Mountains Development Strategy as a guide for Valley County. Commissioner Hasbrouck seconded the motion. No further discussion. Commissioner Willey voted "aye". Commissioner Hasbrouck voted "aye". Chairman Cruickshank abstained from voting. The motion to adopt the West Central Mountains Development Strategy as a guide for Valley County passed with a 2-0 vote.

The Commissioners adjourned the meeting at 7:17 p.m.

Chairman Gordon Cruickshank

Attest:

Douglas Miller, Clerk