

Valley County Board of County Commissioners

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SHERRY MAUPIN

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KATLIN CALDWELL

Commissioner
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NEAL THOMPSON

Commissioner
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GABRIELLE KNAPP

Clerk
gknapp@valleycountyid.gov

**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
June 15, 2026**

PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
 NEAL THOMPSON (COMMISSIONER)
 KATLIN CALDWELL (COMMISSIONER)
 GABRIELLE KNAPP (CLERK)

Chairman, Sherry Maupin led the Pledge of Allegiance.

Action Item: Chairman Maupin presented the commissioners' agenda for June 15, 2026. Commissioner Caldwell made a motion to approve the commissioners' agenda for June 15, 2026, as amended. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for June 15, 2026, as amended.

Action Item: Commissioner Maupin presented the commissioners with the meeting minutes from June 1, 2026. Commissioner Caldwell made a motion to approve the meeting minutes from June 1, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the meeting minutes from June 1, 2026.

Action Item: Commissioner Thompson made a motion to approve the Fiscal Year 2025 Audit. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the Fiscal Year 2025 Audit.

Action Item: Lieutenant Mike Lacroix presented the commissioners with a county agreement with electronic medical records/hardware/software. Commissioner Thompson made a motion to approve the county agreement with electronic medical records/hardware/software contract. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the county agreement with electronic medical records/hardware/software contract.

Board of County Commissioners Meeting
June 15, 2026

Action Item: Lieutenant Mike Lacroix presented the commissioners with a request to approve CIP requests out of FY26 budget to purchase dental equipment. Lacroix explained that it is cheaper and safer to have the dentists come to our facility than to bring our inmates to them. However, to do this, we must purchase dental equipment to have on site. Lacroix also added that the procurement of dental equipment has been brought up to Clerk Knapp for the 2027 budget and approved by IT and Legal. "Estimated cost will be \$35,000 for purchasing used dental equipment, \$1500-1800 monthly contract cost to pay the dentist. Most of this monthly cost will be reimbursable by the state the way that the dental provider and I are drafting up the contract. The only cost that we will not be able to recoup would be having county inmates see the dentist. All state inmates will be reimbursable." Commissioner Caldwell made a motion to approve CIP request out of FY26 budget. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve CIP request out of FY26 budget

Action Item: Commissioner Caldwell presented the commissioners with a request to approve FY2027 Community Impact Grant Advisor Committee recommendations to be included in the FY2027 budget. Commissioner Thompson made a motion to approve FY2027 community impact grant advisory committee recommendations to be included in the FY2027 budget. Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve FY2027 community impact grant advisory committee recommendations to be included in the FY2027 budget

Action Item: Commissioner Maupin presented the commissioners with a memorandum of understanding between Idaho Department of Parks and Recreation and Valley County for alcohol ban on North Beach. Commissioner Caldwell made a motion to sign memorandum of understanding between Idaho Department of Parks and Recreation and Valley County for alcohol ban on North Beach. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to sign the memorandum of understanding between Idaho Department of Parks and Recreation and Valley County for alcohol ban on North Beach.

Action Item: Emergency Manager, Juan Bonilla, presented the commissioners with a request to approve 2025 EMPG subrecipient grant agreement. Commissioner Caldwell made a motion to approve 2025 EMPG subrecipient grant agreement. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve 2025 EMPG subrecipient grant agreement.

Cofounder & Executive Director of Alzar School, Kristin Bierle and Sean Bierle, had a discussion with the commissioners to ask them to accept their prior year nonprofit property tax status as they forgot to apply this year. The commissioners tabled this to next week to make a decision after they have time to research the matter further.

Dustin Miller, Director of Idaho Department of Lands, had a discussion about Idaho Department of Lands and the Forest Service land swap around Payette Lake with the commissioners. They went over the four different options of the land swap. The commissioners expressed their concerns regarding recreation in Valley County and how this swap would affect recreation. Commissioner Caldwell expressed concerns about timber management. They discussed the timetable that they are on.

Road & Bridge Director, Kerstin Dettrich, had a discussion on release of road department utility costs at Fairgrounds to general fund utility billing. Director Dettrich, Director Kenneda and the Clerk will get together to make a plan for this.

Action Items: Road & Bridge Director, Kerstin Dettrich, presented the commissioner with a request for Kiewit to use main building garage for road storage and possible demolition of oldest building. The commissioners gave feedback on what they would need to get into a contract. Director Dettrich will work on this and bring it back at a different date. Commissioner Caldwell made a motion to move forward with the possibility of leasing out road department buildings with a contract. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve moving forward with the possibility of leasing out road department buildings with a contract.

Action Items: Road & Bridge Director, Kerstin Dettrich, discussed the proportionate share development agreement with the commissioners. The commissioners felt that legal counsel needs to be up to speed on this. Chairman Maupin said she would do some research and bring the topic back on another agenda.

The commissioners recessed for lunch at 11:35 a.m.

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

Public Hearing/Action Item: Commissioner Caldwell made a motion to remove SUB 25-018 Tripod View - Appeal of P&Z Commission Decision of Denial from the table. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to remove SUB 25-018 Tripod View - Appeal of P&Z Commission Decision of Denial from the table. Chairman Maupin asked if there was any conflict of interest or ex-parte communication. All commissioners advised that they did not have any conflict of interest or ex-parte communication. Chairman Maupin asked for a staff report. Planning & Zoning Director, Cynda Herrick, provided a staff report to the commissioners for consideration.

Abby Germaine spoke on behalf of the property owners.

Norma Berwster gave testimony in opposition to the appeal.

Rich Harnesty gave testimony in opposition to the appeal.

Abby Germaine gave rebuttal testimony.

Steve, the applicant, gave testimony regarding the conversation with Gem County. He also answered commissioners' questions regarding landscaping.

Chairman Maupin closed the public hearing. The commissioners deliberated. Director Herrick gave proposed conditions. Commissioner Thompson made a motion to approve appeal SUB 25-018 Tripod View - Appeal of P&Z Commission Decision of Denial with the noted changes and conditions. Chairman Maupin seconded the motion. No further discussion, two in favor, Commissioner Caldwell not in favor. Motion passed to approve appeal SUB 25-018 Tripod View - Appeal of P&Z Commission Decision of Denial with the noted changes and conditions.

Action Item: The commissioners deliberated on the public hearing that was had two weeks ago on appeal of P&Z commission approval of 25-032 McClellan/Smith Solar Panels. Chairman Maupin made a motion to deny the appeal of P&Z commission approval of 25-032 McClellan/Smith Solar Panels. Commissioner Thompson seconded the motion. No further discussion, two in favor, Commissioner Caldwell not in favor. Motion passed to deny the appeal of P&Z commission approval of 25-032 McClellan/Smith Solar Panels.

Action Item: Planning and Zoning Director, Cynda Herrick, asked the commissioners to designate code compliance personnel in Planning and Zoning Department to process abandoned vehicles, RVs, etc. in public right-of-way according to Idaho state statutes. Commissioner Thompson made a motion to designate code compliance personnel in Planning and Zoning Department to process abandoned vehicles, RVs, etc. in public right-of-way according to Idaho state statutes. Chairman Maupin seconded the motion. Caldwell voted no. Motion passed to designate code compliance personnel in Planning and Zoning Department to process abandoned vehicles, RVs, etc. in public right-of-way according to Idaho state statutes.

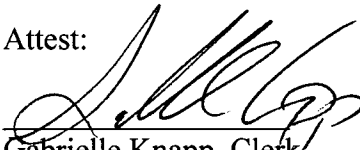
Action Item: Chairman Maupin explained that the matter about grinding woody debris for the fall needs to be postponed.

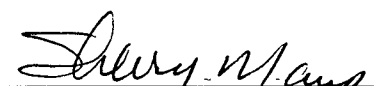
Ignite Idaho Admin, Traci Jamieson, gave the commissioners an update on the Senior Center and the building in Cascade. She explained that Meals on Wheels won't donate meals to anyone but the Senior Center. Commissioner Caldwell explained that Jamie Rose is trying to get a board created. Chairman Maupin expressed that they wouldn't hold Traci responsible to have lunches for the seniors. Commissioner Caldwell agreed to contact Jamie Rose to see what the status of the senior board is.

Action Item: Facilities Director, Terri Kenneda, had a discussion on repairs at Transfer Station. They discussed options for where to put the woody debris.

The commissioners adjourned at 3:20 p.m.

Attest:


Gabrielle Knapp, Clerk


Chairman, Sherry Maupin

STATE BOARD OF LAND COMMISSIONERS

April 21, 2026
Regular Agenda

Subject

Payette Lakes Land Exchange Due Diligence

Question Presented

Shall the Land Board direct the Department to complete due diligence for a potential exchange of endowment land around Payette Lake for federal land?

Background

In November 2025, the Board of Land Commissioners (Land Board) authorized the Department of Lands (Department) to evaluate a potential exchange of endowment lands around Payette Lake for federal land administered by the United States Department of Agriculture – Forest Service (Forest Service). The Department previously evaluated some of the endowment lands being considered for exchange during development of the Payette Endowment Lands Strategy, approved by the Board in March 2021.

The endowment lands under consideration for the potential exchange have significantly appreciated in value while revenue has not increased. The Land Board's Statement of Investment Policy and Asset Management Plan direct the Department to evaluate and address underperforming assets through improved management, leasing, exchange, or disposition.

Discussion

The potential land exchange would exchange up to approximately 15,700 acres of endowment land around Payette Lake in Valley County (Attachment 1) for federal land. The endowment land is owned by the Normal School (34.4%), School of Science (29.1%), Public School (22.9%), State Hospital South (9.8%), and Charitable Institutions (3.8%) endowments.

The exchange would likely result in acquisition of significantly more acres of federal land to achieve equal value. It is estimated that up to approximately 150,000 acres of federal land could be acquired, depending upon the actual value of the endowment land and federal land. Final valuations of lands involved in a potential exchange would occur via appraisals conducted by third parties.

The objectives for the potential land exchange include the following:

- Obtaining equal or greater value in exchange for the endowment lands.
- Consolidation of endowment land ownership.
- Increased income for the endowments primarily through leasing and timber management.

- Recreational access to more total endowment land plus continued public access to Payette Lake.
- Potential for similar land appreciation from the total acres disposed and acquired.
- Alignment of endowment land management objectives with the resulting land ownership pattern, allowing for more effective land and resource management.

The potential federal lands to be acquired include up to 150,000 acres located in Boise, Valley, Adams, Latah, Benewah, Shoshone and Bonner counties. Sufficient acres have been identified to provide equal value for the endowment lands.

Authorization of due diligence for the potential exchange does not authorize the final exchange. If the due diligence process determines that the potential exchange would be in the best interest of the trust beneficiaries and is aligned with the Land Board's Endowment Land Exchange Policy (2022), the Department would seek Land Board approval to complete the exchange at a future meeting.

Congressional action would be necessary for the federal portion of the exchange. The due diligence process would begin so that the potential federal exchange acres can be identified and prioritized for Congressional action. Then due diligence would continue as appropriate concurrent with the progress in Congress. While Congress may approve the exchange of federal lands, the Land Board retains the authority for final approval of the exchange of endowment lands.

If the exchange were to receive final Land Board approval at a future meeting then the land acquired would be managed in the same manner as other endowment lands. Consistent with the Land Board's Recreation Policy (2018), the public would have recreational access to legally accessible endowment lands, as long as the recreational activities do not degrade the lands, interfere with management activities, or otherwise negatively affect the long-term financial return to endowment beneficiaries.

The Department has preliminarily analyzed several alternatives including full exchange and retention of certain parcels of endowment land around Payette Lake:

Alternative 1: Full exchange of up to 15,700 acres.

Alternative 2: Partial exchange with retention of about 1,040 acres.

Alternative 3: Partial exchange with retention of about 1,520 acres.

Alternative 4: Partial exchange with retention of about 2,560 acres.

Each alternative produces different outcomes for the beneficiaries, though the differences are not large. It is important to note that additional leasing opportunities on any retained parcels would improve the income return for those alternatives, though those opportunities have been limited to date.

Retention of some parcels around the lake (Alternatives 2, 3, and 4) would result in lower immediate annual income, similar total return on asset due to greater land appreciation, and a more complex land ownership pattern when compared to a full disposition via exchange.

The full exchange (Alternative 1) would result in somewhat higher immediate annual income, similar total return on asset, higher long-term endowment timber harvest and more Idaho timberland intensively managed, and a less complex land ownership pattern with land use better aligned with landowner objectives.

Each alternative would result in increased long term financial return for the endowment beneficiaries when compared to the current situation.

The Department recommends that the Land Board direct completion of due diligence for an exchange of the endowment land around Payette Lake for federal land. This recommendation is based on the expectation of greater annual income, higher long-term endowment timber harvest, more Idaho timberland acres actively managed, and better alignment of endowment land ownership with endowment objectives.

During the due diligence process the Department expects to identify the best alternative for Land Board consideration at a future meeting.

Recommendation

Direct the Department to complete due diligence including analysis of full exchange and partial retention, concurrent with Congressional action, and to work with the Idaho delegation to pursue the Congressional action.

Board Action

Attachments

1. Alternative maps of endowment lands under consideration for exchange.
2. General map of federal lands under consideration for exchange.

Payette Lake Endowment and Forest Service Lands for Consideration

Idaho Department of Lands
DRAFT
For Discussion and Evaluation Only
Subject to Significant Change

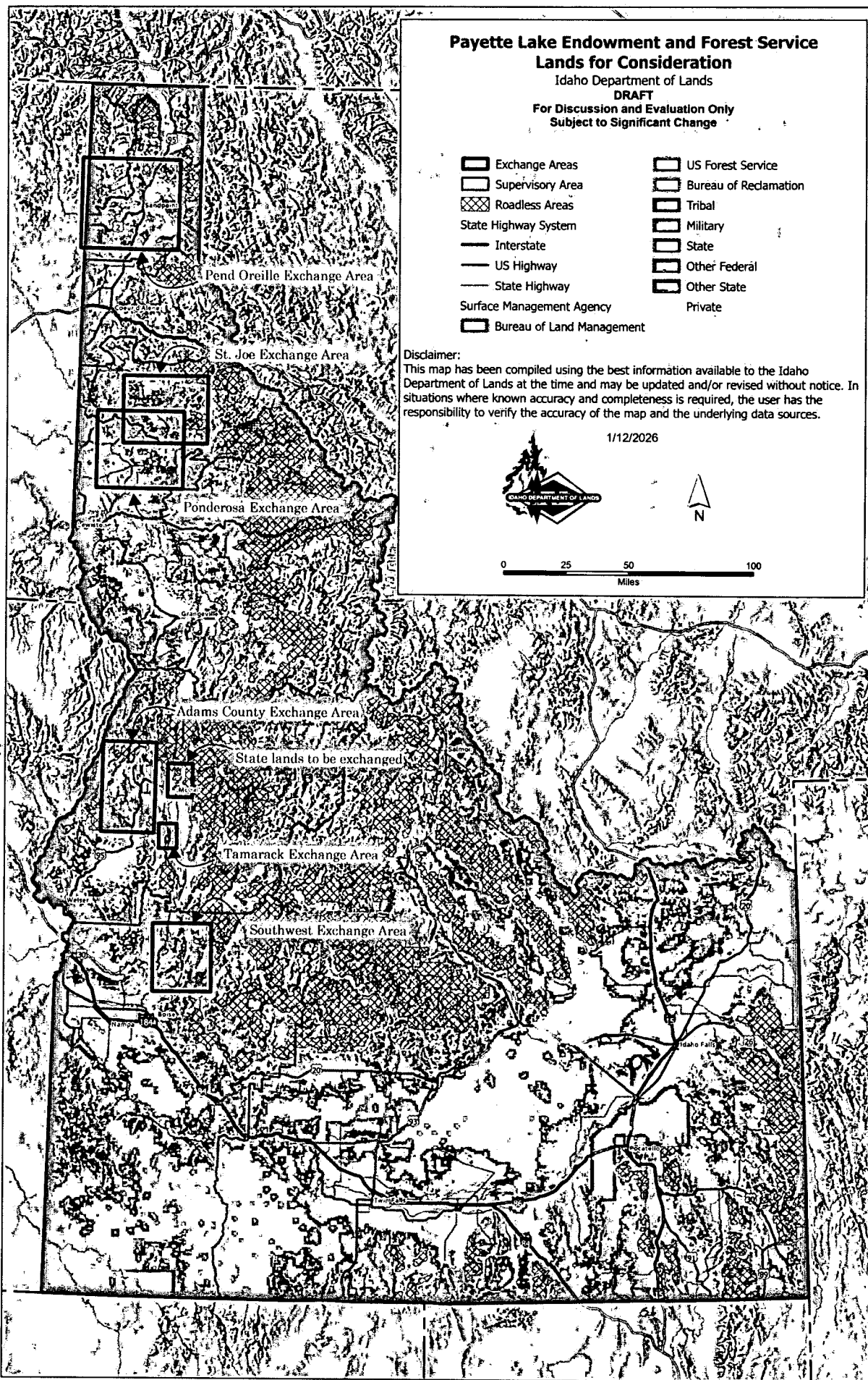
- | | |
|---------------------------|-----------------------|
| Exchange Areas | US Forest Service |
| Supervisory Area | Bureau of Reclamation |
| Roadless Areas | Tribal |
| State Highway System | Military |
| Interstate | State |
| US Highway | Other Federal |
| State Highway | Other State |
| Surface Management Agency | Private |
| Bureau of Land Management | |

Disclaimer:
This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.

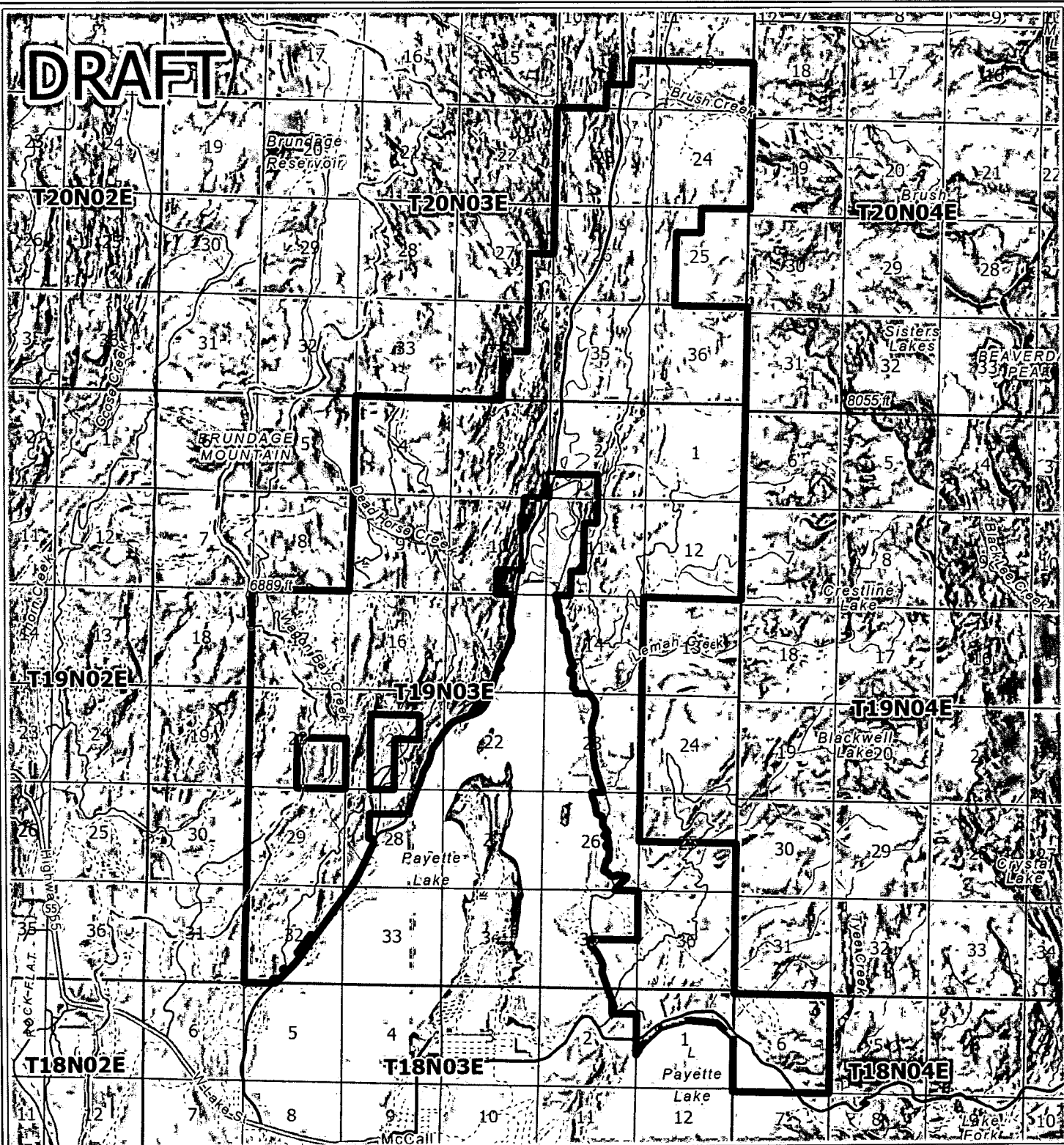
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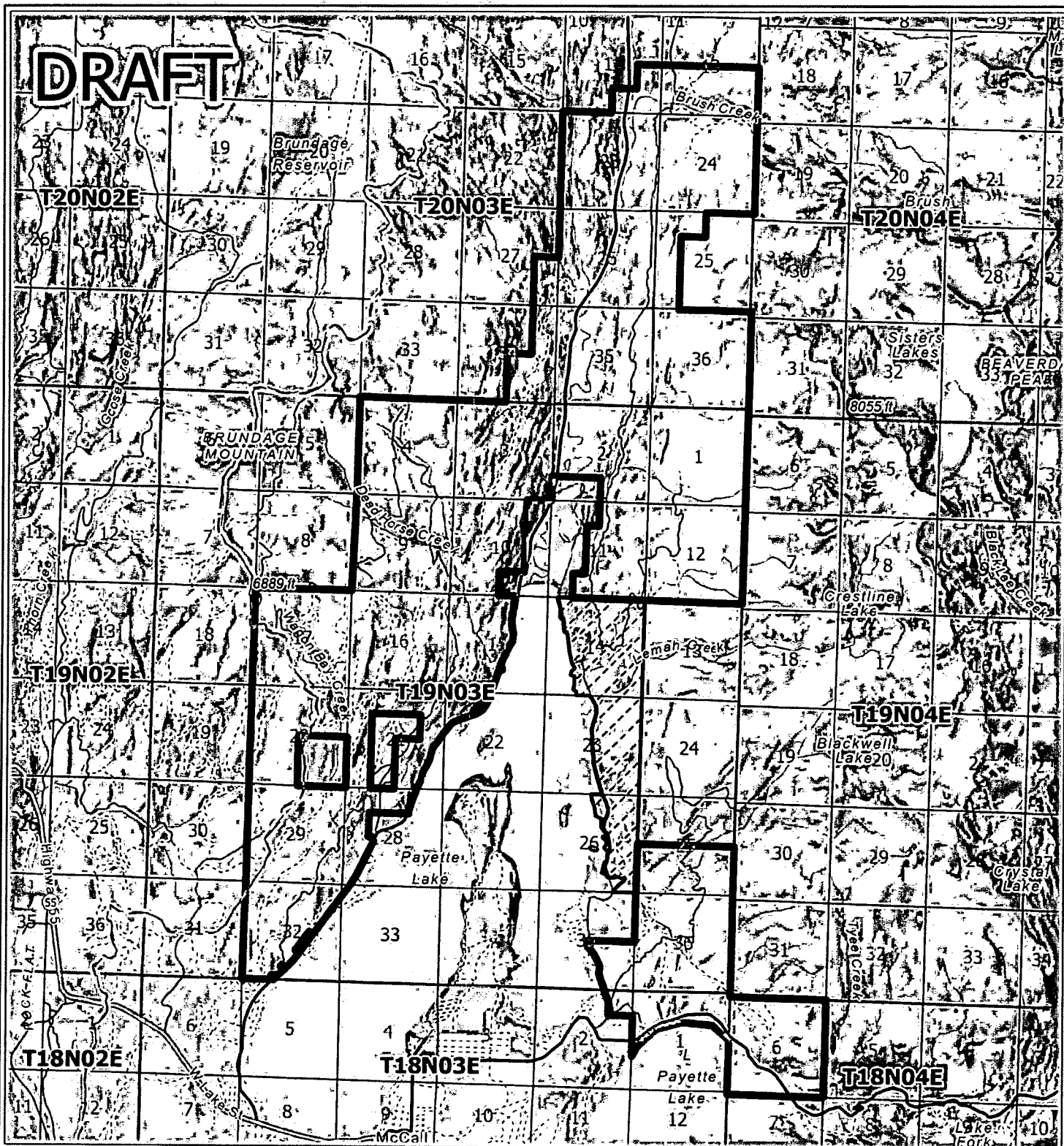


Alternative 1
Payette Lakes Endowment and Forest Service Lands for Consideration
DRAFT - For Discussion and Evaluation Only
Subject to Significant Change
3/5/2026

Map Notes
Projection: Idaho Transverse Mercator, NAD 83
Map Notes and Data Sources
Disclaimer: This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.

- Evaluate Exchange to USFS - County Boundary - State Highway - Main; County - Secondary - Spur - PLSS Township	- PLSS Section - Bureau of Land Management - US Forest Service - Bureau of Reclamation - State - Other State - Private
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DRAFT



Legend

- Evaluate Exchange to USFS
- Exclusion Parcels
- County Boundary
- State Highway
- Main; County
- Secondary
- Spur
- PLSS Township
- PLSS Section
- Bureau of Land Management
- US Forest Service
- Bureau of Reclamation
- State
- Other State
- Private

Alternative 2A
Payette Lakes Endowment and Forest
Service Lands for Consideration
 DRAFT - For Discussion and Evaluation Only
 Subject to Significant Change
 4/1/2026

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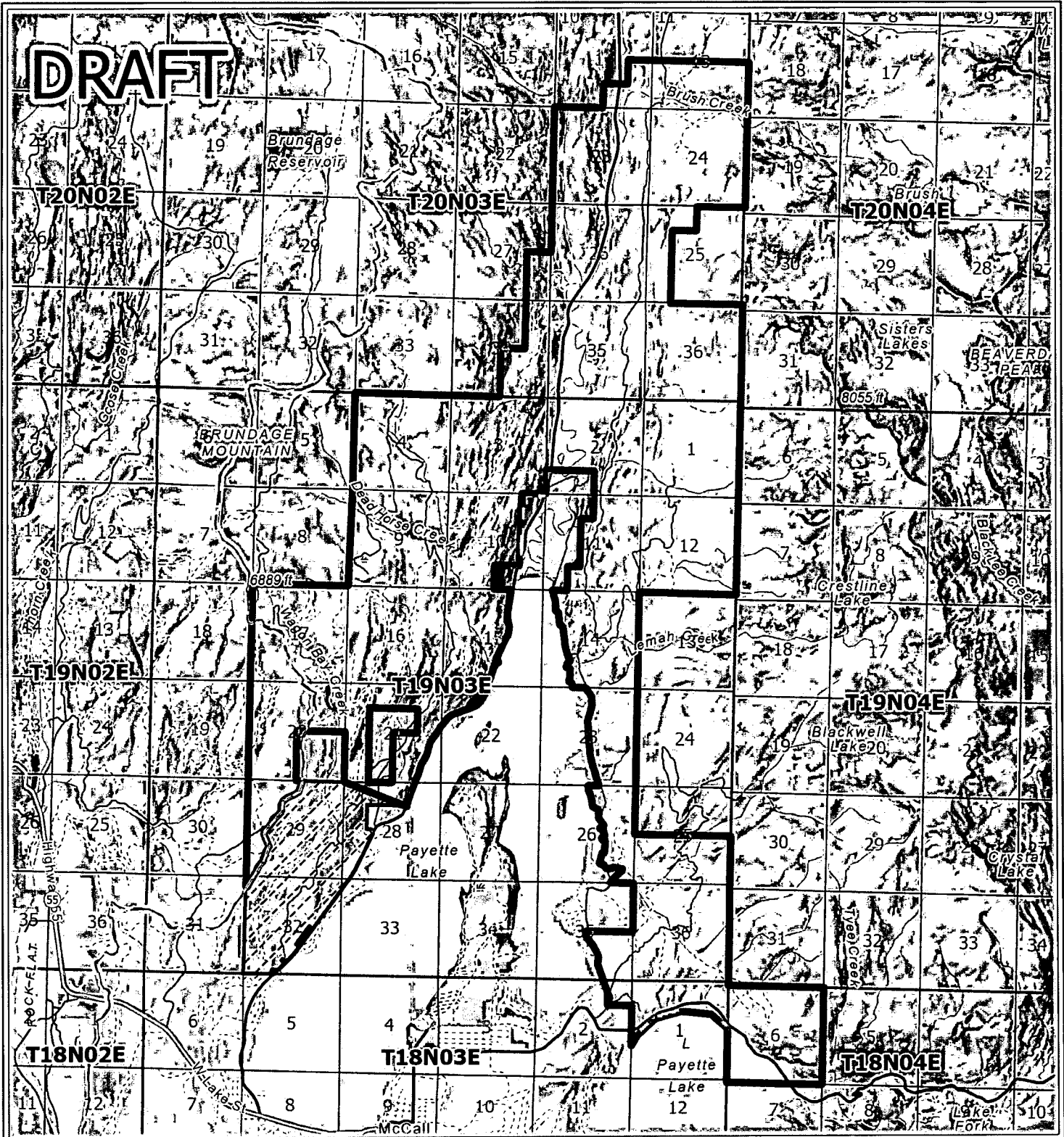
Map Notes

Projection: Idaho Transverse Mercator, NAD 83

Map Notes and Data Sources

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Vicinity Map



Alternative 3
Payette Lakes Endowment and Forest Service Lands for Consideration
 DRAFT - For Discussion and Evaluation Only
 Subject to Significant Change
 3/5/2026

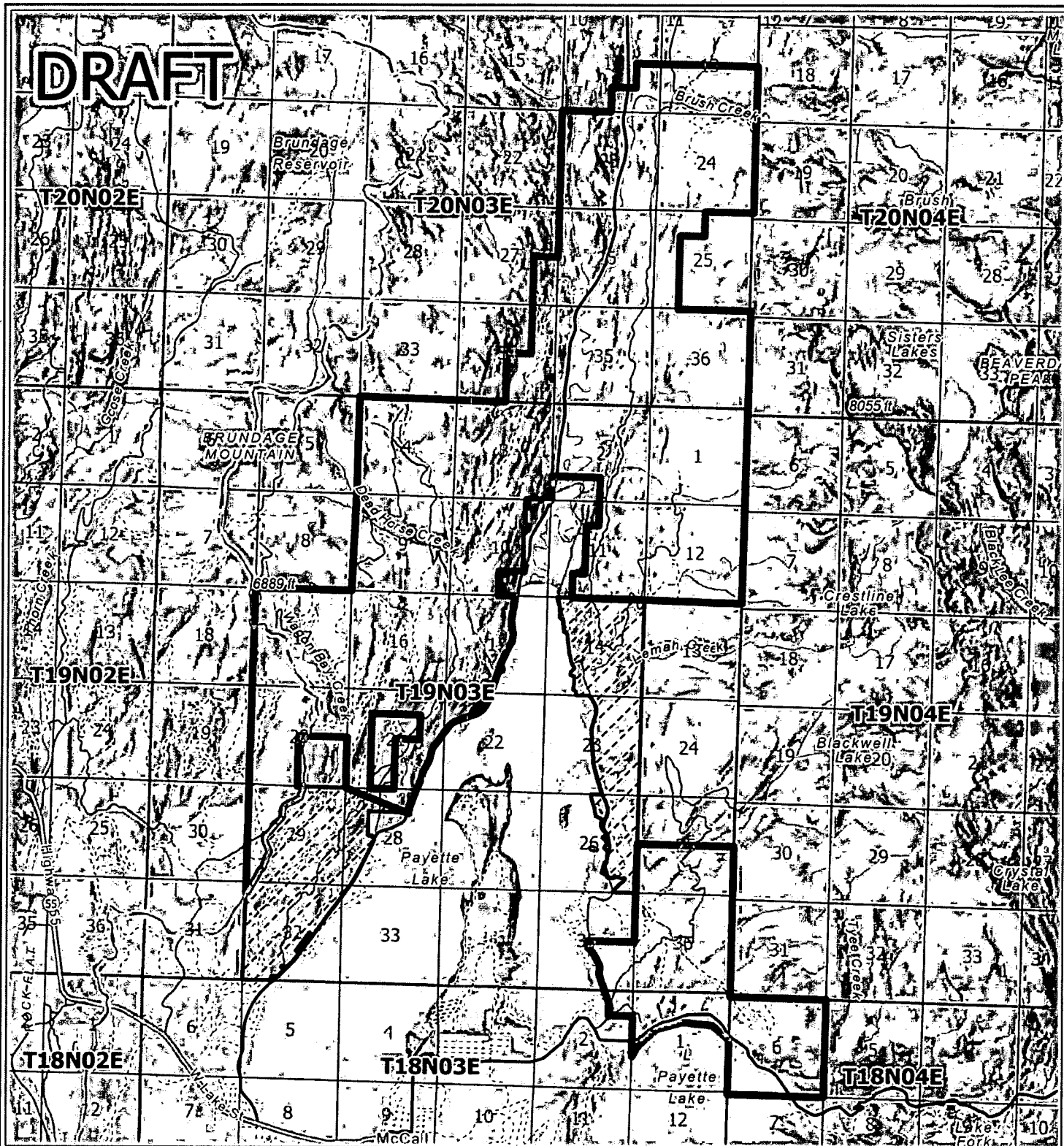
Map Notes
 Projection: Idaho Transverse Mercator, NAD 83
 Map Notes and Data Sources
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Legend:

Evaluate Exchange to USFS	PLSS Section
Exclusion Parcels	Bureau of Land Management
County Boundary	US Forest Service
State Highway	Bureau of Reclamation
Main; County	State
Secondary	Other State
Spur	Private
PLSS Township	

Vicinity Map:

0 1 2 Miles



Legend

- Evaluate Exchange to USFS
- Exclusion Parcels
- County Boundary
- State Highway
- Main; County
- Secondary
- Spur
- PLSS Township
- PLSS Section
- Bureau of Land Management
- US Forest Service
- Bureau of Reclamation
- State
- Other State
- Private

Alternative 4A
Payette Lakes Endowment and Forest
Service Lands for Consideration
 DRAFT - For Discussion and Evaluation Only
 Subject to Significant Change
 4/1/2026

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Map Notes

Projection: Idaho Transverse Mercator, NAD 83

Map Notes and Data Sources

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday June 15, 2026

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact the County Clerk, Gabby Knapp 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
- 9:00 Commissioner Discussion
 - Action Items:** Meeting Minutes of June 1, 2026
 - Approval of Fiscal Year 2025 Audit
- 9:00 **Action Item:** Sign County Agreement with Electronic Medical Records/Hardware/Software
 - Request to Approve CIP Request out of FY26 Budget– Lieutenant, Mike Lacroix
- 9:10 **Action Item:** Review and Approve FY2027 Community Impact Grant Advisory Committee Recommendations to be Included in the FY2027 Budget
- 9:20 **Action Item:** Sign Memorandum of Understanding Between Idaho Department of Parks and Recreation and Valley County for Alcohol Ban on North Beach
- 9:35 **Action Item:** Approve 2025 EMPG Subrecipient Grant Agreement – Juan Bonilla
- 9:45 Discussion on Nonprofit Property Taxes – Cofounder & Executive Director of Alzar School, Kristin Bierle
- 10:00 Discussion about Idaho Department of Lands and the Forest Service Land Swap Around Payette Lake – Dustin Miller
- 11:00 **Action Items:** Workshop on Proportionate Share Development Agreement
 - Discussion on Release of Road Department Utility Costs at Fairgrounds to General Fund Utility Billing

Request for Kiewit to Use Main Building Garage for Road Storage and
Possible Demolition of Oldest Buildings – Road & Bridge Director,
Kerstin Dettrich

12:00 Recess for Lunch

1:00 **Public Hearing/Action Item:** SUB 25-018 Tripod View - Appeal of P&Z Commission
Decision of Denial – Planning and Zoning Director, Cynda Herrick

2:00 **Public Hearing/Action Item:** Appeal of P&Z Commission Approval of 25-032
McClellan/Smith Solar Panels – Planning and Zoning Director, Cynda Herrick

2:30 **Action Item:** Designate Code Compliance Personnel in Planning and Zoning Department
to Process Abandoned Vehicles, RVs, etc. in a Public Right-of-Way According to
Idaho State Statutes – Planning and Zoning Director, Cynda Herrick

2:35 **Action Item:** Decision on Grinding of Woody Debris for Fall – Facilities Director, Terri
Kenneda

2:45 **Action Item:** Discussion on Senior Center and Building in Cascade – Ignite Idaho
Admin, Traci Jamieson

3:00 **Action Item:** Discussion on Emergency Repairs at Transfer Station – Facilities Director,
Terri Kenneda

3:30 Opportunity for General 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 June 22, 2026