Valley County Board of County Commissioners

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IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
July 13, 2026

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

Chairman Maupin led the Pledge of Allegiance.

Action Item (1): Chairman Maupin presented the commissioners' agenda for July 13, 2026. Commissioner Caldwell made a motion to approve the commissioners' agenda for July 13, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for July 13, 2026.

Action Item (2): Commissioner Caldwell motioned to approve the Meeting Minutes of June 29, 2026. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve the Meeting Minutes of June 29, 2026.

Action Item (3): Commissioner Thompson motioned to approve to Sign Tenex Precinct Central Electronic Poll Book Contract. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve to Sign Tenex Precinct Central Electronic Poll Book Contract

Action Item (4): Commissioner Thompson motioned to approve to Sign Jail Livescan purchase. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to approve to Sign Jail Livescan purchase.

The Fiscal Year 2026 claims, board order claims to the commissioners presented by Senior Deputy Auditor, Robyn Elliott

GENERAL	$	242,400.58
ROAD & BRIDGE	$	319,031.27
DISTRICT COURT	$	2,602.76

COURT FACILITIES FUND	$	3,627.70
FAIR, GROUNDS AND BUILDINGS	$	90.75
REVALUATION	$	3,300.59
SOLID WASTE	$	522,804.31
WEEDS	$	1,534.03
PILT FUND	$	1,200.00
PEST CONTROL	$	61.82
WATERWAYS	$	2,131.20
MCCALL-DONNELLY SNOWMOBILE	$	340.66
CASCADE-WARMLAKE SNOWMOBILE	$	82.04
SMITHS FERRY SNOWMOBILE 43D	$	4.99
TITLE III FUNDS	$	9,500.00
EXTENSION AGENT FUND	$	2,319.69
INTERLOCK DEVICE FUND	$	180.00
OHV FUND	$	2,786.24

GRAND TOTAL **$1,147,372.57**

Action Item (5): Commissioner Thompson motioned to approve Claims, Board Order Claims & Junior College Tuition. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to Claims, Board Order Claims & Junior College Tuition.

Valley County Fair and Rodeo Board Budget Presentation:

Linda Stradley, representing the Valley County Fair Board, presented the Valley County Fair & Rodeo budget to the County Commissioners, highlighting a critical lack of an income projection to accompany the proposed expense figures. After reviewing financial details from the previous year—including a $38,000 shortfall covered by the county and a clarification that a $19,000 ATM startup cost is a financial wash rather than a true expense—the conversation turned to systemic accounting issues, specifically the illegality of the Fair Board maintaining a separate bank account and how upcoming state legislation will clarify county ownership of all real property and equipment, such as a planned tractor purchase. Ultimately, to ensure the fair can run smoothly in three weeks without over-levying taxpayers, the county approved the expense budget (minus the ATM startup cost as a direct expense) on the condition that the Fair Board draft an income projection at their next meeting and begin the budgeting process much earlier in February next year.

Action Item (6): Commissioner Thompson motioned to approve Valley County Fair and Rodeo Board 2026 Budget. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to approve the Valley County Fair and Rodeo Board 2026 Budget.

Action Item (7): No action taken on the request for QuickBooks access through the County. Valley County Fair Board is to hire their own bookkeeper.

Action Item (8): No action taken on the request for the Letter for proof of liability insurance. Clerk Knapp will reach out to the County insurance company to get information.

- **Planning and Zoning** Director Cynda Herrick and Road and Bridge Director Kerstin Dettrich presented requests to waive development agreements (DAs) for four separate projects, prompting a broader discussion on streamlining road standards and right-of-way requirements. The Commissioners voted to approve the DA waivers for both the Greenacre Subdivision, a four-lot split accessed via a private road, and the Gastrin Grove subdivision, which already complies with the county's standard 70-foot right-of-way. However, because Stockton Drive is currently only a 60-foot right-of-way, the Commissioners voted to table the waivers for the Maxted SDR and Orange Sky subdivisions to allow staff to negotiate with the applicants about deeding an additional five feet of right-of-way. This discussion highlighted a recognized gap in the county's 2023 transportation master plan regarding minor roads, leading staff to explain that they are currently updating road department standards to integrate these requirements directly into staff reports as conditions of approval, which will ultimately eliminate the need for tedious development agreements on small subdivisions in the future.

  Action Item (9): Development Agreement Waivers:
  - Green Acre Subdivision, Commissioner Thompson motioned to approve the development agreement waiver for Green Acre Subdivision. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to approve the development agreement waiver for Green Acre Subdivision.
  - Maxton STR - 761 Stockton DR: 2 Houses Commissioner Caldwell motioned to table the development agreement waiver for Maxton STR - 761 Stockton DR. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to table the development agreement waiver for Maxton STR - 761 Stockton DR.
  - Orange Sky Subdivision: Split a parcel into two lots. Access is from Stockton DR. Commissioner Caldwell motioned to table the development agreement waiver for Orange Sky Subdivision. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to table the development agreement waiver for Orange Sky Subdivision.
  - Gastrin Grove Subdivision: Split a platted lot into 4 parcels. Access is from Gastrin RD. Commissioner Caldwell motioned to approve the development agreement waiver for Gastrin Grove Subdivision. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve the development agreement waiver for Gastrin Grove Subdivision.

Action Item (10): Commissioner Caldwell motioned to approve the Letter for Nominee for Governor's Award for Excellence in Agriculture. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve the Letter for Nominee for Governor's Award for Excellence in Agriculture.

- **Road and Bridge** presented by Director Kerstin Dettrich. During the meeting, the Valley County Commissioners struck the Abstein Bridge payment application from the agenda pending engineer review but received an update that the prefabricated bridge construction should be substantially complete by late summer. The Commissioners then approved a formal letter to the Idaho Transportation Department requesting that the Highway 55 and Warm Lake Highway corridor be designated as a priority route on the Statewide Transportation Improvement Program (STIP) to secure federal funding for safety, infrastructure protection, and traffic management under the dual demands of heavy mining operations and recreational tourism.

Action Item (11): No action taken on the Abstein Bridge Payment Application. The commissioners require more information.

Action Item (12): Commissioner Caldwell motioned to approve the Commissioner letter requesting increased attention Hwy-55/Warm Lake ITD STIP List for signature. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve the Commissioner letter requesting increased attention Hwy-55/Warm Lake ITD STIP List for signature.

Budget Workshop for Fiscal Year 2027-Clerk, Gabby Knapp. 100-14 Information Technology – Director, Jeremy Wilcox.

During the budget hearing, IT Director Jeremy Wilcox presented several major proposed changes to his department's budget. Key increases include an estimated $70,000 jump in the computer software line item—driven by an 8% increase in Microsoft Office 365 licensing costs, new server licensing, and a training module requested by the HR department—as well as software upgrades for attorney evidence management. Additionally, the contracted GIS services budget was adjusted upward to accommodate the contractor's increased hourly rate. On the equipment side, the Commissioners discussed a significant increase under the IT equipment line item, which encompasses jail relocation equipment, new deputy laptops, security camera and unified door-access upgrades, and a potential $79,000 to $95,000 audiovisual overhaul for the meeting room. While the Commissioners agreed to reduce the cybersecurity line item down to $60,000 to better align with historical spending, Wilcox noted that the overall IT budget is slated for a $237,000 increase, assuming all pending Capital Improvement Plan (CIP) projects are approved.

Budget Workshop for Fiscal Year 2027-Clerk, Gabby Knapp. 100-31 Motor Pool - Director, Kerstin Dettrich. 102-00 Road – Director, Kerstin Dettrich. 127-00 Weed – Director, Kerstin Dettrich. 128-00 Pest - Director, Kerstin Dettrich.

During the budget hearing, Road Department Director Dettrich framed fiscal year 2027 as a **"pivot year"** focused on spending down $9 million for county-wide road projects and restarting gravel crushing operations. Key proposed adjustments include restructuring budget codes to accurately track grants and subcontracted work, increasing the safety clothing budget, and raising cellular phone allocations to implement a field-reporting app for crew connectivity. To improve accounting accuracy under the new Tyler software, fuel expenses are being restructured so that other departments, such as the Sheriff's office, are billed directly via monthly journal entries rather than having the road department carry their fuel expenses. Finally, Dettrich highlighted the need for a new $20,000 building propane utility line for the new shop and discussed a request for an additional mechanic position to bring expensive, outsourced vehicle repairs back in-house.

The Commissioners recessed for lunch at 12:05 pm

The Commissioners returned from lunch at 1:02 pm

Budget Workshop for Fiscal Year 2027-Clerk, Gabby Knapp. 100-10 Buildings and Grounds – Director, Terri Kenneda. 123-00 Solid Waste - Director, Terri Kenneda. Discussion on Woody Debris Program Budget.

During the budget hearing, Director Kenneda, later joined by Director Dettrich, and Director Hlawatschek addressed key funding adjustments for Buildings and Grounds, Solid Waste, and Woody Debris, focusing on staff training, cleaning standards, and crucial facility repairs. While clarifying that Parks and Recreation remain separate from Solid Waste, they prioritized targeted maintenance over building replacements, including a $50,000 request for neglected transfer site structures—like the vendor break room and scale house floor—and essential equipment upgrades at the recycling center, such as a $10,000 cardboard baler belt. The committee also confronted the massive financial deficit of the county's Woody Debris program; despite scaling back HOA and "Bring It, Don't Burn It" initiatives to prevent abuse, the county spends up to $500,000 annually on chipping while recovering only $3 per ton in chip sales. To mitigate these expenses, the road department is coordinating with Idaho Power to keep utility clearing debris from impacting the county's budget, and the directors agreed to hold a collaborative workshop in September to explore market-based RFP alternatives and guide the program toward financial self-sustainability.

Chairman Maupin resigned the Board as the Board of County Commissioners and reconvened as the Board of Equalization at 2:24 pm

Board of Equalization:

During the Board of Equalization hearing, Director Leeper and Assessor Boyd presented Big Lake Properties LLC, Parcel # RPM0173002001A; Protest #JB2603. The board reviewed the property regarding the marina and its boat docks, where the appellants had raised concerns about high operating expenses and a short economic lifespan. In response, the assessor's office utilized the Marshall and Swift cost manual to build replacement reserves into their income approach, ultimately reconciling the property's total value using a weighted blend of 60% sales comparison and 40% income approach. This adjustment keeps the land value the same while reducing the improvement value, which represents a reduction in the assessed value of the boat docks themselves. After briefly pausing to procedurally adjourn as the Board of County Commissioners and reconvening as the Board of Equalization, the board officially approved the amended assessment, clearing the final reconciled valuations to be sent to the state.

Action Item (13): Commissioner Caldwell motioned to approve the appeal for Big Lake Properties LLC, Parcel # RPM0173002001A; Protest #JB2603. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve the appeal for Big Lake Properties LLC, Parcel # RPM0173002001A; Protest #JB2603.

Chairman Maupin resigned the Board as the Board of Equalization and reconvened as the Board of County Commissioners at 2:30 pm

South Lake Recreational Water and Sewer District Presentation - Janet Cherry, PE, Senior Engineer, ERG (EPA Contractor)

Janet Cherry from the Eastern Research Group presented an update on the South Lake Recreational Water and Sewer District, securing the board's approval for a **$2,516** cost-share (one-third of the $7,550 total) to test three private West Mountain area wells for human-based pharmaceutical and personal care contaminants. This sampling aims to prove whether on-site wastewater systems are contaminating the local aquifer discharging into the lake, which will help strengthen future DEQ and Bureau of Reclamation grant applications. Cherry outlined early planning alternatives, focusing on a high-level membrane bioreactor treatment system with land application located safely away from the lake, potentially near the City of Cascade. She emphasized the necessity of a regional partnership with Cascade—whose own municipal plant is projected to reach capacity within five years due to a new 500-home subdivision—to help mitigate the estimated $40 million project cost for South Lake's relatively small, 1,000-property customer base.

Action Item (14): No action taken on the South Lake Recreational Water and Sewer District Updates and MOU - Janet Cherry, PE, Senior Engineer, ERG (EPA Contractor)

Forest Service Schedule A & B Agreements Presentation by USFS and signature - Road and Bridge Director Kerstin Dettrich, with guest speakers Chris Bentley, Benjamin Dreier, Ryan Shaul, and Brett Barry from the Forest Service.

The County Commissioners and Forest Service representatives, including District Ranger Chris Bentley, clarified the distinction between FRTA easements—which grant the county jurisdictional control and access to lucrative federal grants like the Federal Lands Access Program (FLAP)—and the non-binding Schedule A & B cooperative road agreement used for resource sharing and transferring project-specific federal funds. While the shift toward heavy industrial use from backcountry mining and logging on FRTA roads poses significant maintenance and liability concerns under the county's tight $5 million budget, Forest Service officials emphasized that maintaining these easements allows the county to secure critical infrastructure grants (such as the past multi-million-dollar Warm Lake Highway reconstruction) that the federal government cannot access directly. To ensure local taxpayers are not unfairly burdened by private backcountry industry while still preserving a mutually beneficial, cost-effective partnership, the commissioners expressed a strong desire to remain active cooperating partners but ultimately decided to table the cooperative road agreement to conduct a thorough internal review of its terms before voting on it.

Action Item (15): No action taken on the Forest Service Schedule A & B Agreements. The Commissioners need more information to be discussed in the next agenda.

Tamarack Community Infrastructure Districts Presentation - Tamarack President, Scott Turlington and Representative Pam Giss.

Pam Giss, a Tamarack representative, presented the final public discussion on Community Infrastructure Districts (CIDs). President Turlington presented a high-level finance plan for a master-planned project consisting of nearly 1,000 residential, hotel, and commercial units. The proposed CID will fund approximately $160 million in public infrastructure over a 15-year period, utilizing existing entitlements already approved under the project's original Planned Unit Development (PUD). To prevent burdening limited county staff, President Turlington explained that the developer will fully fund an experienced district attorney and administrative team to manage legal drafting, public notices, and financial tracking, while the county commissioners will ultimately serve as the District Board to oversee the project. The developer plans to formally submit the detailed petition and application to the county clerk in mid-August—focusing initially on the "Heritage" tract before annexing non-contiguous village core parcels later—which will trigger a public hearing tentatively scheduled between 30 and 90 days after submission.

Action Item (16): No action taken. The Final Public Discussion on Community Infrastructure Districts was for Commissioners and the public to ask any questions they may have before documents are drafted to be presented.

- **Facilities and Solid Waste** Presented by Director, Terri Kenneda and Travis Pyle
  During the meeting, the board approved a series of agreements and task orders with Great West to advance Valley County's solid waste management and infrastructure projects. First, they authorized **Contract Amendment No. 6** ($7,500) for transfer station construction closeout and record drawings, followed by the approval of a master **on-call professional engineering services agreement**. Under this new master agreement, the board greenlit three specific task orders: **Task Order 1**, a time-and-materials contract of up to $75,000 for emergency waste remediation and DEQ coordination regarding recently discovered buried garbage; **Task Order 2** for consulting services to assist in drafting waste operations and disposal RFPs; and **Task Order 3**, a $111,000 solid waste system master plan slated to begin in late July or early August to evaluate the county's 10-to-20-year capacity and regional options, with its funding deferred to the FY2027 budget.

  Action Item (17): Commissioner Caldwell motioned to approve Contract Amendment No. 6 - Transfer Station Improvement Project. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve Contract Amendment No. 6 - Transfer Station Improvement Project.

  Action Item (18): Commissioner Caldwell motioned to approve to Sign on Call Agreement Valley County Professional Engineering Services. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve to Sign on Call Agreement Valley County Professional Engineering Services.

  Action Item (19): Commissioner Caldwell motioned to approve to Sign Task Order No. 1 Waste Remediation Services. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve to Sign Task Order No. 1 Waste Remediation Services

  Action Item (20): Commissioner Caldwell motioned to approve to Sign Task Order No. 2 RFP Consulting Services. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve Sign Task Order No. 2 RFP Consulting Services

  Action Item (21): Commissioner Thompson motioned to approve to Sign Task Order No. 3 Solid Waste System Master Plan. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to approve Sign Task Order No. 3 Solid Waste System Master Plan

Action Item (22): University of Idaho Extension Representative Alysson Statz requested a laptop for a Valley County Market Sale Volunteer. Commissioner Caldwell motioned to approve the Request for a laptop for a Valley County Market Sale Volunteer. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve Request for laptop for a Valley County Market Sale Volunteer.

Action Item (23): Commissioner Caldwell motioned to approve Letter of Support for The Housing Company (THC)Thompson seconded. No further discussion, all in favor. Motion passed to approve Letter of Support for The Housing Company (THC).

Opportunity for General Public to Present to Commissioners

- Natalie Ogden from the public spoke. She is a South Cascade resident who raised safety and dust concerns regarding Cabarton Road, which has experienced a surge in high-speed, backcountry traffic and reckless side-by-side driving from travelers taking shortcuts to West Mountain. Backed by other local families, Ogden proposed reducing the speed limit to 25 mph, increasing sheriff patrols on high-traffic weekends, and exploring tax reductions or county assistance to help residents cover the costly burden of private dust abatement. Commission Chair Sherry Maupin responded that while the county's newly restructured road department has prioritized overall system improvements, speed limit adjustments generally require formal engineering and traffic studies, and the under-staffed sheriff's office must prioritize urgent emergency calls over traffic enforcement. Highlighting that Valley County is one of the few Idaho counties operating without a dedicated road levy to fund its 750 miles of roads, Maupin asked for patience as the new team works through county-wide priority areas and noted that a new road levy will likely be brought before voters in the future to address these systemic funding constraints.

Entered Executive Session at 4:25 pm

Executive Session: To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation or controversies pursuant to Idaho Code § 74-206(1)(f).

Exited Executive Session at 4:45 pm

Commissioner Caldwell motioned to approve the Communication Plan as discussed. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve the Communication Plan as discussed.

Adjourned at 4:50 pm

Sherry Maupin

Chairman Sherry Maupin

Attest:

Maria Guest

Maria Guest, Admin Assistant