

Valley County Board of County Commissioners

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IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO August 17, 2026

PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
 NEAL THOMPSON (COMMISSIONER)
 KATLIN CALDWELL (COMMISSIONER)
 MARIA GUEST (ADMIN ASSISTANT)

Chairman Maupin led the Pledge of Allegiance.

Action Item (1): Chairman Maupin presented the commissioners' agenda for August 17, 2026. Commissioner Caldwell made a motion to remove approve the commissioners' agenda for August 17, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for August 17, 2026.

Halfway through the morning the Commissioners had to amend the agenda to add Action Item (12.1) for the emergency invoice for the jail showers that was an urgent matter. Chair Commissioner Maupin motioned to amend the August 17, 2026, agenda to add Action Item (12.1) Emergency Invoice for the Jail Showers. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to amend the August 17, 2026, agenda to add Action Item (12.1) Emergency Invoice for the Jail Showers.

Action Item (2): Chairman Maupin presented the commissioners' minutes for August 3, 2026. Commissioner Caldwell motioned to approve the meeting minutes of August 3, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the meeting minutes for August 3, 2026.

Action Item (3): Commissioners set the meeting dates for October, November and December 2026. The dates are as follows: October 5th, 14th, 19th and 26th; November 2nd, 9th, 16th, and 23rd; December 7th, 14th and 21st. Commissioner Caldwell motioned to approve the set meeting dates

as aforementioned. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the set meeting dates as aforementioned.

Action Item (4): Commissioner Thompson motioned to approve the authorization to submit for reimbursement to the Economic Development Administration for work on the Abstein Bridge Project. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the authorization to submit for reimbursement to the Economic Development Administration for work on the Abstein Bridge Project.

Action Item (5): Commissioner Thompson motioned to approve to sign the Boulder Parking Contract. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve to sign the Boulder Parking Contract.

Action Item (6): Commissioner Thompson motioned to approve the Split and Combination (Parcel Line Adjustment) between the proposed Devil's View Subdivision and Redhawk Ridge Subdivision Lot 3. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the Split and Combination (Parcel Line Adjustment) between the proposed Devil's View Subdivision and Redhawk Ridge Subdivision Lot 3.

Speakers in Favor	Speakers Opposed
Resident Kathy Ruffy	None
Resident Tamara Thompson	

Action Item (7): Commissioner Caldwell motioned to approve the Split and Combination (Parcel Line Adjustment) between SCIBMAJ, LLC & Robert Whelpley. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Split and Combination (Parcel Line Adjustment) between SCIBMAJ, LLC & Robert Whelpley.

Speakers in Favor	Speakers Opposed
Resident David Blood	None

Perpetua Updates

Summary: Community Relations Manager Belinda Provancher of Perpetua Resources provided a comprehensive construction and operational update on the Stibnite Gold Project, highlighting that they have entered a critical phase involving worker housing placement, Burnt Log Road clearing and aggregate prep, and the opening of a community outpost in Yellow Pine. She also addressed ongoing transportation management, noting that weekly online updates are published, dust abatement and new signage are underway, and future travel windows and solar-powered one-way traffic controls are being explored to safely manage heavy equipment alongside

recreational traffic. Additionally, Provancher discussed the status of a pending Ninth Circuit appeal regarding the record of decision, early winter over-the-snow access and avalanche mitigation dialogues, and separate logistical challenges involving other active mineral exploration companies in the area.

Action Item (8): Commissioner Caldwell motioned to approve the Resolution 2026-14 Residential Solid Waste Fee Increase. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Resolution 2026-14 Residential Solid Waste Fee Increase.

Action Item (9): Commissioner Caldwell motioned to approve the Resolution 2026-15 Commercial Solid Waste Fee Increase. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Resolution 2026-15 Commercial Solid Waste Fee Increase.

Action Item (10): Commissioner Caldwell motioned to approve the Resolution 2026-16 Transfer Station Gate Fee Increase. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Resolution 2026-16 Transfer Station Gate Fee Increase.

Discussion/Action Item (11): Draft a Policy on Publishing Commissioners' Packet
Summary: The commissioners discussed the draft policy regarding the proactive online publication of commissioner packets to enhance transparency and help streamline labor-intensive public records requests. The board reviewed the guidelines covering when documents should be disclosed versus redacted—such as protecting personal information—and noted that publishing materials ahead of time aligns with successful practices used by other counties. After touching on software accessibility, workflows, and a reminder to double-check statutory review requirements with the prosecuting attorney's office and adopted the draft policy as a great starting point subject to future refinements.

Commissioner Thompson motioned to approve using the Draft Policy on Publishing Commissioners' Packet and be refined as the process progress. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve using the Draft Policy on Publishing Commissioners' Packet and be refined as the process progress.

See Exhibit A below for the Draft Policy on Publishing Commissioners' Packet.

Draft: Policy on Publishing Commissioners' Packet

Board of County Commissioners Policy: Public Distribution of Meeting Documentation Packets

Policy Number: BOCC.FPCP.08.17.2026

Effective Date: August 17, 2026

Governing Laws: Idaho Open Meeting Law (I.C. § 74-201 et seq.); Idaho Public Records Act (I.C. § 74-101 et seq.); Federal Freedom of Information Act (FOIA framework alignment).

1. Purpose

This policy establishes standard operating procedures for publishing the Board of County Commissioners (BOCC) Documentation Packet ("Commissioners Packet") for public consumption. It ensures compliance with Idaho's transparency mandates while aggressively protecting the statutory privacy rights of Idaho citizens.

2. Timeline & Public Accessibility

- **Publication Mandate:** In alignment with Idaho Open Meeting Law guidelines for agenda notices (I.C. § 74-204), the complete Commissioners Packet must be published electronically on the county website no less than **48 hours prior** to any regular meeting.
- **Physical Inspection:** A physical master copy of the redacted packet must be available at the Board Clerk's desk for public viewing during the open session.
- **Executive Session Material:** Documents intended exclusively for discussion during a lawful Executive Session (I.C. § 74-206) shall be strictly excluded from the public packet.

3. Redaction Rules: Names, Addresses, & Phone Numbers

Idaho law balances government openness against an individual's right to privacy (I.C. § 74-102). Staff must separate exempt and nonexempt records prior to public posting (I.C. § 74-112). The following legal rules dictate whether identifiers are redacted or disclosed:

A. When to DISCLOSE (No Redaction)

- **Public Office & Business Entities:** Names, titles, and professional contact information of public officials, county employees acting in their official capacity, and registered lobbyists are **public record** and will not be redacted.
- **Business Applications:** Information regarding corporate entities, licensed contractors, or vendors bidding on county projects (including business names, commercial addresses, and commercial phone numbers) **shall be disclosed**.
- **Public Testimony & Petitions:** Citizens formally submitting letters to the Board, signing public petitions, or speaking at a public hearing do so voluntarily as part of the public record. Their **names and written comments will be disclosed**; however, personal contact details (private phone/email) within those letters must be redacted.

B. When to REDACT (Mandatory Privacy Protection)

Pursuant to Idaho Code § 74-106 (Records Exempt from Disclosure) and I.C. § 74-120 (Prohibition on Distribution of Mailing/Telephone Lists), the following must be permanently redacted before internet publication:

- **Private Citizen Identifiers:** Personal phone numbers, private home addresses, and personal email addresses belonging to private citizens **must be redacted** to prevent the aggregation of telemarketing or mailing lists.
- **Financial & Tax Records:** Bank account numbers, routing numbers, and individual income tax information included in property tax exemption applications (Circuit Breaker/Indigent requests) are **strictly exempt** and must be hidden.
- **Personnel Records:** Home addresses, phone numbers, and performance tracking of county employees are exempt from public disclosure under I.C. § 74-106(1).
- **Highly Sensitive Data:** Social Security Numbers (SSNs), driver's license numbers, medical records, and dates of birth **must always be completely redacted**.

4. Redaction Standards and Technology

- **Permanent Digital Redaction:** All staff must use secure, permanent redaction tools (such as Laserfiche Redaction Layers or Adobe Acrobat Pro Redaction) that physically burn out the metadata. Merely placing a black digital rectangle over the text is strictly forbidden.
- **Review Process:** The Board Clerk or designated Public Records Custodian must review the compiled packet against the Idaho Public Records Law Manual guidelines before authorizing publication.

Actionable Summary Checklist for Staff

- **Verify Deadline:** Is the packet compiled and ready to upload at least **48 hours** before the meeting?
- **Filter Executive Session Files:** Have all confidential files related to pending litigation or personnel evaluations been removed?
- **Execute Redactions:** Have all private citizen phone numbers, home addresses, personal emails, SSNs, and private financial logs been burned out?
- **Verify Public Data:** Are vendor names, business addresses, and official employee names left visible for accountability?
- **Publish:** Upload the finalized, securely flattened PDF file directly to the public portal on the county website.

Discussion/Action Item (12): The usage of Old Road Department Building located at the Fair Grounds was postponed to the next board meeting.

Action Item (12.1): Commissioner Caldwell motioned to approve the Emergency Invoice for the Jail Showers. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Emergency Invoice for the Jail Showers.

Action Item (13): Road and Bridge Director Kerstin Dettrich were out of the office. No action taken.

Action Item (14): The Commissioners needed more information from Applicant Leo Stoddard on the Old Council Rd matter. No action was taken.

Speakers for the Applicant	Comments from the Public
Resident Leo Stoddard	None
Engineer Mike Smith	
Attorney Alex Cross	

The Commissioners recessed for lunch at 12:05 pm

The Commissioners returned from lunch at 1:00 pm

Community Impact Grantee Updates for Treasure Valley Transit

Summary: Terri Lindenberg of Treasure Valley Transit provided the commissioners with a community impact grant update on the Mountain Community Transit Green Line, which connects Donnelly, Cascade, McCall, and New Meadows. She highlighted that the service completed 13,000 rides for FY26—demonstrating strong rural ridership serving students, seniors, workers, and regional residents—while leveraging a modest \$43,000 Valley County investment against total operational costs of about \$546,000. Lindenberg also discussed operational hurdles such as rising fuel, vehicle insurance, and health insurance costs, driver recruitment challenges, and the value of transit connections for local housing developments, concluding with a brief inquiry regarding potential short-term indoor bus parking in Cascade. The commissioners granted to review this inquiry in a future meeting.

Action Item (15): The Development Agreement for Gold Fork River Ranch was postponed to the next Commissioners' Meeting. No action was taken.

Action Item (16): Commissioner Thompson made a motion to approve the Tripod View Subdivision Findings of Fact, Conclusions of Law and Final Decision. Chair Commissioner

Maupin seconded the motion. Commissioner Caldwell opposed. Motion passed to approve the Tripod View Subdivision Findings of Fact, Conclusions of Law and Final Decision.

Opportunity for General Public to Present to Commissioners

- Resident Frank Young spoke and thanked the Commissioners for being advocates for the public on recreation and public access

Entered Executive Session at 2:05 pm

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 application.

Exited Executive Session at 2:08 pm

Action Item (17): Commissioner Caldwell made a motion to approve the indigent application. Commissioner seconded the motion. No further discussion, all in favor. Motion passed to approve the indigent application.

Entered Executive Session at 2:10 pm

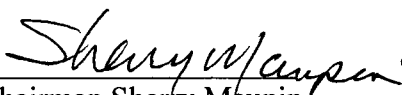
Action Item (18): Executive Session per Idaho Code 74-206 1(b) "To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student"- Evaluation

Action Item (19): 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

Exited Executive Session at 4:35 pm

No actions were taken for Action Item 18 and Action Item 19

The Commissioners adjourned the meeting at 4:35 pm


Chairman Sherry Maupin

Attest:


Maria Guest, Admin Assistant

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday August 17, 2026

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact the County Admin Assistant, Maria Guest 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 (1):** Call to Order – Pledge of Allegiance – Approve Agenda
- 9:05 Commissioner Discussion
- Action Item (2):** Meeting Minutes of August 3, 2026
 - Action Item (3):** Set Commissioner Meeting Dates for October, November and December 2026
 - Action Item (4):** Authorization to Submit for Reimbursement to the Economic Development Administration for work on the Abstein Bridge Project – Grant Writer Ken Schlegel
- 9:15 **Action Item (5):** Sign the Boulder Parking Contract - Director Dave Bingaman
- 9:25 Presented by Planning and Zoning Director Herrick
- Action Item (6):** Split and Combination (Parcel Line Adjustment) between the proposed Devil's View Subdivision and Redhawk Ridge Subdivision Lot 3.
 - Action Item (7):** Split and Combination (Parcel Line Adjustment) between SCIBMAJ, LLC & Robert Whelpley
- 9:45 Perpetua Updates – Community Relations Manager Belinda Provancher
- 10:00 Presented by Treasurer Defoort and Clerk Knapp
- Discussion: Solid Waste and Transfer Station Gate Fees
 - Action Item (8):** Resolution 26-XX Residential Solid Waste Fee Increase
 - Action Item (9):** Resolution 26-XX Commercial Solid Waste Fee Increase
 - Action Item (10):** Resolution 26-XX Transfer Station Gate Fee Increase
- 10:10 **Discussion/Action Item (11):** Draft a Policy on Publishing Commissioners' Packet

10:30 **Discussion/Action Item (12):** Usage Old Road Department Building Located at the Fair Grounds – Director Terri Kenneda

11:00 **Action Item (13):** Road and Bridge Director Kerstin Dettrich

11:45 **Action Item (14):** Old Council Rd by Resident Leo Stoddard

12:00 Recess for Lunch

1:00 Community Impact Grantee Updates for Treasure Valley Transit – Terri Lindenberg

1:30 Presented by Director Cynda Herrick

Action Item (15): Development Agreement for Gold Fork River Ranch

Action Item (16): Review and approve Tripod View Subdivision Findings of Fact, Conclusions of Law and Final Decision

2:00 Opportunity for General Public to Present to Commissioners

2:00 **Action Item (17):** 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 application.

Action Item (18): 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

Action Item (19): 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 August 24, 2026