

COMMISSIONERS MINUTES

DECEMBER 20, 2024

The Elmore County Commissioners met in regular session on the above date in the Commissioners Room, basement of the Elmore County Courthouse, 150 South 4th East, Mountain Home, Idaho.

Present at the meeting were Chairperson Bud Corbus, Commissioners Al Hofer and Crystal Rodgers, Deputy Prosecutor Phil Miller, Clerk Shelley Essl, Deputy Clerk Vicky Trevathan and Deputy Clerk Francene Payne.

Today is Vicky Trevathan’s last Commissioners Meeting. She will be missed very much!

Motion by Corbus, second by Hofer, to amend the agenda by adding Public Hearing – Consideration of Appaloosa Wind and Solar, LLC Development Agreement 2024-02, Resolution Adopting the Development Agreement, Ordinance Adopting ZOA-2025-01 and Consideration of Resolution Appointing Agricultural Protection Area Commission.

CORBUS **-AYE**
RODGERS..... **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

NM-12-24-01 Motion by Hofer, second by Corbus, to approve cremation per Ada County Coroner pursuant to ID Code 31-2802 with no reimbursement order.

CORBUS **-AYE**
RODGERS..... **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

NM-12-24-02 Motion by Hofer, second by Corbus, to approve with a direct payment to Rost Funeral Home with a reimbursement order of \$25 per month.

CORBUS **-AYE**
RODGERS..... **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, to approve the Elmore County FY2024 Indigent Defense Expenditure Report as presented.

CORBUS **-AYE**
RODGERS..... **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, to approve the minutes for December 13, 2024.

CORBUS **-AYE**
RODGERS..... **-ABSENT**

HOFER -AYE **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to approve the Vessel Fund Audit as presented.

CORBUS -AYE
RODGERS -ABSENT
HOFER -AYE **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to approve the expenses in the amount of \$304,575.71.

Justice Fund	\$ 132,103.80
Current Expense	\$ 95,210.37
Indigent/Pension	\$ 860.65
District Court	\$ 4,467.33
Ambulance District	\$ 11,032.04
Pest Abatement District	\$ 8.72
Revaluation	\$ 185.54
Drug Court	\$ 2,175.48
Juvenile Tobacco Tax Grant	\$ 79.60
E-911	\$ 14,753.83
Fair	\$ 1,605.59
Capital Improvement	\$ 1,024.73
ARPA	\$ 20.67
Solid Waste	\$ 38,679.00
Vessel	\$ 68.00
Noxious Weed	\$ 655.36
Juvenile Corrections Act Fund	\$ 1,645.00

CORBUS -AYE
RODGERS -ABSENT
HOFER -AYE **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to approve the payroll for December 13, 2024.

CORBUS -AYE
RODGERS -ABSENT
HOFER -AYE **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to approve tax cancellations as presented.

CORBUS -AYE
RODGERS -ABSENT
HOFER -AYE **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to approve the Certificate of Residency applications as written.

CORBUS **-AYE**
RODGERS **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, approves of the request to purchase ambulance equipment in the amount of \$30,450.00.

CORBUS **-AYE**
RODGERS **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, to approve the request for expenditure funds for HR Pro in the amount of \$5,440.65.

CORBUS **-AYE**
RODGERS **-ABSENT**
HOFER **-AYE** **Motion carried and so ordered.**

Recess at 9:26am.

Back in session at 9:34am.

Public Hearing opened at 9:34am Regarding the Appaloosa Wind and Solar Development Agreement. Mitra Mehta-Cooper Elmore County Land Use Director provided the staffing report. Also present at the meeting were Abbey Germaine Outside Council for Elmore County and Mark Green Project Manager for Appaloosa Wind and Solar.

Chase Robertson spoke in opposition to the Appaloosa Wind and Solar, LLC Development Agreement. No members of the public signed up to speak in favor of the project or neutral.

Mark Green spoke before the Board to discuss the consideration of Appaloosa Wind and Solar, LLC Development Agreement 2024-02.

Public Hearing continued February 7, 2024, at 1:30pm.

Paul Woods Commissioner for The Idaho State Tax Commission appeared before the Board regarding Idaho Power Tax Appeal. Also present was Garrett Rudder and Matt Shriver. Amber Sloan appeared before the board to give options to proceed. Josh Dison spoke to the Board regarding the Idaho Power Tax Appeal.

George Valdez with GGLO and Christina Stroll with Clearwater Financial appeared before the Board through TEAMS to discuss Public Services Building 2.

Motion by Corbus, second by Hofer, to go into Executive Session pursuant to I.C. 74-206(1)(b) to discuss a personnel issue. Roll call was taken.

CORBUS -**AYE**
RODGERS -**ABSENT**
HOFER -**AYE**

Motion carried and so ordered.

Regular session resumed. No decision was made as a result of the Executive Session.

Public Hearing regarding Amendment to Elmore County Land Use Ordinance to establish a procedure to designate and govern agricultural protection areas opened at 11:37am.

Mitra Mehta-Cooper provided a staffing report. Abbey Germaine – Outside Counsel for Elmore County was also present.

No members of the public were present at this hearing to speak.

Public Hearing closed at 11:46am.

Motion by Hofer, second by Corbus, to approve Ordinance No. 2024-04 Adopting Zoning Ordinance with amendment to the fourth Whereas of the Ordinance to include, Elmore County Planning and Zoning Commission held a duly noticed public hearing on November 21, 2024 at which interested parties had the right to be heard and recommended approval of amendment to Title 6 by adding a new Chapter 5 and Title 7, Chapter 1, 2 and 3 and to add a new Chapter 19 to the Elmore County Code.

CORBUS -**AYE**
RODGERS -**ABSENT**
HOFER -**AYE**

Motion carried and so ordered.

Motion by Hofer, second by Corbus to sign the Findings of Fact Conclusions of Law and Order.

CORBUS -**AYE**
RODGERS -**ABSENT**
HOFER -**AYE**

Motion carried and so ordered.

Motion by Hofer, second by Corbus, to adopt an ordinance amending the Elmore County Zoning Ordinance through Zoning Ordinance Amendment 2024-04 Exhibit 5 as previously amended.

CORBUS -**AYE**
RODGERS -**ABSENT**
HOFER -**AYE**

Motion carried and so ordered.

Motion by Hofer, second by Corbus, to direct staff to publish a summary of the Ordinance in the Mountain Home News within thirty days.

CORBUS -**AYE**
RODGERS -**ABSENT**
HOFER -**AYE**

Motion carried and so ordered.

Motion by Hofer, second by Corbus, to adopt Resolution No. 910-24, Appointing the Three Commission Members to the Elmore County Agricultural Protection Area Commission.

CORBUS -**AYE**
RODGERS -**ABSENT**
HOFER -**AYE** **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, to adjourn for lunch.

CORBUS -**AYE**
RODGERS -**ABSENT**
HOFER -**AYE** **Motion carried and so ordered.**

Crystal Rodgers was present at 1:30pm.

Public Hearing opened at 1:30pm.

A presentation was presented in front of the Board on the Variance 2024-05 Simplot Concentrated Animal Feeding Operation.

No members of the public were present to speak.

Scott Neely and Dave Moody spoke on behalf of Simplot about the Concentrated Animal Feeding Operation.

Public Hearing was closed at 1:53pm.

Motion by Hofer, second by Corbus, to approve Variance 2024-05 Simplot Concentrated Animal Feeding Operation (CAFO).

CORBUS -**AYE**
RODGERS -**AYE**
HOFER -**AYE** **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to go into Executive Session pursuant to I.C. 74-206(1)(f) to discuss Exempt Recorders Roll call was taken.

CORBUS -**AYE**
RODGERS -**AYE**
HOFER -**AYE** **Motion carried and so ordered.**

Regular session resumed. No decision was made as a result of the Executive Session.

Amber Sloan returned to talk about the Idaho Power Tax Appeal.

Motion by Corbus, second by Rodgers, to authorize County Clerk Shelley Essl to pay the Idaho Power Property Refund of \$697,952.50.

CORBUS -**AYE**
RODGERS -**AYE**
HOFER -**AYE** **Motion carried and so ordered.**

Motion by Corbus, second by Hofer, to adjourn.

CORBUS..... -AYE

RODGERS..... -AYE

HOFER -AYE

Motion carried and so ordered.

/S/ FRANKLIN L. CORBUS, Chairperson

ATTEST: /S/ SHELLEY ESSL, Clerk