COMMISSIONERS MINUTES **NOVEMBER 13, 2026**

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 Chairman Al Hofer, Commissioners Crystal Rodgers and Bud Corbus, Prosecutor Shondi Lott, Clerk Julie Kennedy, Deputy Clerk Hannah Gochnour and Deputy Clerk Francene Payne.

Motion by Corbus, second by Rodgers, to approve Case NM 10-26-03 per the Elmore County Coroner's Authorization Per Idaho Code 31-2802. There is no reimbursement order as the body is abandoned.

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

Motion by Hofer, second by Rodgers, to approve Liquor License for the Vape Den.

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

Motion by Hofer, second by Rodgers, to approve payroll.

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

Motion by Rodgers, second by Corbus, to approve the minutes for October 29, October 30, November 4 and November 6, 2026.

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

Motion by Hofer, second by Rodgers, to approve the Certificate of Residency applications.

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

James Roddin Land Use director, Zach Carter and Robert Evans from Wright Brothers gave an update on the Public Services building #2 and the Wright Brothers contract.

Motion by Hofer, second by Rodgers, to approve tax cancellations in the amount of $1.73 for multiple parcels.

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

Motion by Hofer, second by Rodgers, to fire the fairground manager.

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

Motion by Rodgers, second by Corbus, to suspend the reading of Resolution No.962-2026 and refer to it in title only.

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

Motion by Rodgers, second by Corbus, to approve Resolution No.962-2026, amendment of the employee holiday.

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

Jason Laney Idaho Department of Lands, Ethan Fraiser, Jesse McNeal, & Harmony Buley appeared in front of the Board to discuss the negotiating lease between them and Hummingbird Energy Center, LLC.

Commissioner Corbus discussed what he witnessed on I84. He spoke about a crash and how the traffic was backed up for miles. He also took a video and showed the Board.

James Roddin Land Use director introduced the new contract planner for Land Use.

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

Stephanie Yeager from the IT Department came before the board to present the final lease agreement with Allied Business Solutions.

Toni Tisdale, Craig Greyborn, Hunter Mulhall, Austin Miller, Matt Carlson, and Amy Luft with COMPASS, discussed with the Board opportunities, challenges facing Elmore County and ways COMPASS can support local needs, priorities and goals. One of the topics discussed was traffic on I84 and needing help from Idaho Transportation Department.

Motion by Corbus, second Hofer by to adjourn for lunch.
CORBUS ..... -AYE
RODGERS ..... -AYE
HOFER ..... -AYE **Motion carried and so ordered.**

PUBLIC HEARING: Dan Pauly contract planner, Abbey Germaine outside council and James Roddin Land Use director asked for consideration of a development agreement DA-2026-04 with Idaho Power. The Public Hearing was opened at 1:30 pm. The public was able to speak to the Board as their name was called from the sign-in list. No members of the public were in favor; No members were neutral and no members of opposition were in attendance. Idaho Power representatives Jeff Mafuchio, Josh Leonard, Paris Dickerson and Conner Sacs answered questions the Board asked. Public Hearing was closed at 2:01pm.

Motion by Hofer, second by Rodgers, to approve development agreement DA-2026-04 with Idaho Power as prepared by staff with the modifications.
CORBUS ..... -AYE
RODGERS ..... -AYE
HOFER ..... -AYE **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, to suspend the reading of Resolution No.963-2026 and refer to it in title only.
CORBUS ..... -AYE
RODGERS ..... -AYE
HOFER ..... -AYE **Motion carried and so ordered.**

Motion by Hofer, second by Corbus, to approve Resolution No.963-2026, adopting the development mitigation agreement DA-2026-04.
CORBUS ..... -AYE
RODGERS ..... -AYE
HOFER ..... -AYE **Motion carried and so ordered.**

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

Abbey Germaine outside council presented the memorandum of understanding to participate as a cooperating agency for Snake River-Rhea projects. She revised the memorandum of understanding to better fit Elmore County.

Motion by Corbus, second by Rodgers, to approve the memorandum of understanding to participate as a cooperating agency for the Snake River-Rhea projects with the changes Abbey Germaine has made and adding James Roddin as backup representative.

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/ ALBERT HOFER, Chairman
ATTEST: /S/ JULIE KENNEDY, Clerk