Cassia County Board of Commissioners
REGULAR MEETING MINUTES
Monday, August 11, 2025
Cassia County Courthouse • Commission Chambers
1459 Overland Ave • Room 206 • Burley ID 83318

9:00 AM The Cassia County Board of Commissioners met today at the place and time as posted by agenda pursuant to Idaho Code § 74-204 for Open Meetings Law.

ACTION AGENDA ITEMS

1) 9:03 AM Call to order
2) Pledge of Allegiance and prayer
3) 9:04 AM Roll call

Roll Call.
Present: Leonard M. Beck - Chair, Kent R. Searle - Member, Bob Kunau - Member, Ricki Tkachyk – Deputy Clerk (Not voting)

4) 9:05 AM Calendar, meetings, committee reports, and correspondence were reviewed.
5) 9:26 AM Approve payables for 8/11/2025

9:26 AM **Motion and Action:** Approve payables for 8/11/2025 in the amount of $531,451.73 as presented, **Moved by** Bob Kunau - Member, **Seconded by** Kent R. Searle - Member. Motion passed unanimously.

9:28 AM Assistant to the Board McMurray joined the meeting
6) 9:28 AM Approval of Clerk's Office Recommendations for junior college Certificate of Residency Applications

9:29 AM **Motion and Action:** Approve 48 applications for Certificates of Residency and deny two as presented, **Moved by** Bob Kunau - Member, **Seconded by** Kent R. Searle - Member. Motion passed unanimously.

7) 10:12 AM Personnel Matters – there were none to be considered.
8) 9:10 AM Executive Session

9:10 AM **Motion and Action:** Enter Executive Session pursuant to Idaho Code § 74-206 (1) (b) to consider personnel issues, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3).
Yes: Kent R. Searle - Member, Bob Kunau - Member, Leonard M. Beck - Chair.

9:24 AM Upon exit of Executive Session, the board took the matter under advisement.

9) 10:13 AM Discussion regarding Cottonwood Acres Subdivision appeal hearing information
   a) The Board discussed the Cottonwood Acres subdivision appeal and agreed that due process was the primary basis for the appeal and the late submission of documents to the Planning and Zoning

Instrument # 2026000469
BURLEY, CASSIA, IDAHO
2-9-2026 12:38:56 PM No. of Pages: 7
Recorded for : CASSIA COUNTY COMMISSIONERS
JOSEPH LARSEN Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COMMISSIONERS MINUTES

Commission after 3/10/2025, rather than water issues. Water rights were determined to be under State jurisdiction.

b) The Board noted several exhibits which they intended to review further. Assistant to the Board McMurray clarified that a building lot is defined as one acre or larger outside an impact area under the county code.

SCHEDULED ACTION AGENDA ITEMS

10) 9:29 AM Monthly Veteran's Service Officer update – no report was received.

11) 9:30 AM Review and approve file server replacement for Sheriff's Office – IT Department

a) Ean Pigford, IT Department, presented two quotes for the Sheriff's Office file server replacement: Dell at $17,281.30 with a 7-year warranty and Supermicro at $11,815.98 with a 5-year warranty.

9:46 AM **Motion and Action:** Accept the Dell bid at $17,281.30, **Moved by** Kent R. Searle - Member, **Motion failed for lack of second.**

b) The Board agreed to discuss the matter during the next meeting on 8/18/2025.

12) 9:46 AM Deliberate regarding discontinuance of county I.T. Committee - I.T. Department

a) Ean Pigford, I.T. Director, recommended discontinuing the I.T. Committee. He noted that they had not met since 11/14/2023 and that the I.T. Department now reports directly to the Board.

b) The Board chose to review the matter before a decision can be made. Matter will be placed on the agenda for the 8/25/2025 meeting for a decision.

13) 9:51 AM Review and approve repairs on Coroner's Suburban – Rinehart

a) Coroner Craig Reinhart requested approval to replace the air suspension shocks on the Coroner's Suburban at an estimated cost of $4,800.00. He noted the repair would place the vehicle maintenance line item over what was budgeted, but stated that the overall department budget remained within limits at 68% expended.

b) Deputy Auditor Michelle Wallace confirmed there were sufficient funds within the overall budget to cover the expense without reallocation.

9:57 AM **Motion and Action:** Authorize the coroner to expend up to $4,800.00 for the repair of the Suburban as presented, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

14) 9:59 AM Raft River Bookmobile – Durfee

a) Janice Durfee requested that the County continue serving as the repository for grant and donation funds for community projects, noting that Almo has no entity able to receive them.

b) The Board discussed legal and administrative procedures and agreed to authorize the County to act as the receptacle for funds for the Cache Peak Civic Association, as a 501(c)(4) organization to support local projects.

10:10 AM **Motion and Action:** Authorize the County to serve as the receptacle of funds for the Cache Peak Civic Association, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

10:39 AM Prosecutor Larsen joined the meeting

15) 11:01 AM Eagle Eye Dairy Concentrated Animal Feeding Operation (CAFO) **hearing**

11:04 AM **Motion and Action:** Enter into a hearing for the Double Eagle CAFO, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

a) 11:08 AM Trent Cummins, on behalf of Eagle Eye Dairy, presented a proposed CAFO south of their existing dairies, accessed via a half-mile private gravel road. Surrounding fields will provide organic and permanent pastures. Composting will total about 1,400 tons annually (50 truckloads), with no changes to road permits. Notifications were sent to nearby landowners; no adjacent homes exist.
b) The freestall, milking-only dairy will house about 3,000 cows initially, with a 60-stall rotary parlor and indoor housing.
c) Estimated daily traffic count is 46 trips which is noted to include feed trucks (14 visits, 45–50,000 lbs) and milk trucks (80–105,000 lbs). Road wear mitigation will be coordinated with the highway district; State Highway 30 impact is minimal. The private road and lagoon meet all requirements.
d) Water concerns were addressed, noting that the nearest domestic well is one and a half to two miles away, with no nitrate issues reported. Cows will pasture in summer, and weeds will be managed organically using intensive planning and crop rotation with county coordination.
e) The site is approximately ten miles from the nearest town with no nearby residences. The applicant agreed to comply with planning/zoning conditions, water usage limits, and inspections. About 60 acres of farmland will be retired to meet the dairy's water needs through the Southwest Irrigation District.
f) No public opposition was noted. The Board will take the information under advisement.

11:53 AM **Motion and Action:** Approve the closing of this hearing for the Eagle Eye, LLC **Moved by** Bob Kunau - Member, **Seconded by** Kent R. Searle - Member. Motion passed unanimously.

11:54 AM Lunch recess

11:54 AM **Motion and Action:** Enter into a lunch recess, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

16) 12:15 PM Tour of fairgrounds
   a) The Commissioners toured the fairgrounds and inspected the various improvements.
   b) The Fair Board and the Commissioners discussed hopes to continue the upgrades and replacements each year.
17) 12:59 PM Lunch with the Fair Board at Perkins - 800 N. Overland, Burley
   a) Lunch discussions continued on fair attendance and improvement expectations.

UNFINISHED BUSINESS ACTION AGENDA ITEMS

18) 10:21 AM Proposed County building discussion
   a) Determination of architectural, engineering, construction management, and other related matters in advancing the building process
      i) Jason Jones of Jones Construction presented a revised parking plan that met the Commissioners' requirements.

ii) Jones stated that there were four demolition bids to be reviewed with Commissioner Kunau at another meeting the following day.
iii) Construction timing depended on when the Public Defenders will vacate their current building, and whether autumn construction is feasible.

19) 2:36 PM Adjourn

2:36 PM **Motion and Action:** Adjourn, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

APPROVED:

Leonard M. Beck, Chair

DEPUTY CLERK OF THE BOARD:

Sharene Ahlin

Cassia County Commissioner Meeting

Attendance Log

Date: 8/11/25

NAME (Please Print)	TOWN	REPRESENTING
1. Dodgett, Skyla	Albion	—
2. Dave Perry	Albion	———
3. Ginger Montgomery	Albion	Self
4. Brandi Peay	Albion	self
5. Kevin Horak		CCSO
6. Ean Pigford		IT
7. Michelle Wallace	Rupert	Auditors
8. Craig Rinehart		Coroner
9. Jason Jones	Burley	Self
10. Janis Durfee	Almo	CPCA - Cache Peak Civic Assoc. Almo
11. Trent Cummins	Murtaugh	Eagle Eye Dairy
12. Jordan Funk	Murtaugh	Eagle Eye Dairy
13. Darrell Funk	Murtaugh	Eagle Eye Dairy
14. Cally Velasquez	Burley	Clerk office
15. Trevor Reed	Burley	self
16.		
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24.		

SUMMARY CLAIMS APPROVAL REPORT INCLUDING BUDGET BALANCES

BOTH UNPAID CLAIMS & DEMANDS GENERAL GOVERNMENT FUNDS

85% OF FISCAL YEAR ELAPSED

*** UNAPPROVED DEMANDS APPEAR IN ACTUALS AND ALSO AS AN INVOICE .**

Fund	Budget	Actual	Demand/Claims Amt	Budget Remaining	% Budget Remaining
0001 GENERAL FUND (CURRENT EXPENSE)	4,674,940.00	3,734,068.28	70,566.44	940,871.72	20%
0002 ROAD & BRIDGE	712,675.00	409,747.19	6,552.88	302,927.81	43%
0006 DISTRICT COURT	370,335.00	297,954.69	6,787.43	72,380.31	20%
0008 JUSTICE FUND	14,689,453.00	11,639,587.82	255,658.42	3,049,865.18	21%
0009 K-9 EXPENSE	4,000.00	3,455.00	2,502.46	545.00	14%
0012 M-C MISDEMEANOR PROBATION	1,328,670.00	1,133,029.41	24,014.33	195,640.59	15%
0013 911 COMMUNICATIONS	819,250.00	146,788.93	19,742.31	672,461.07	82%
0015 CONSOLIDATED ELECTIONS	330,875.00	27,981.51	5,735.47	302,893.49	92%
0018 CASSIA COUNTY FAIR	292,280.00	233,116.95	1,475.00	59,163.05	20%
0020 REVALUATION	402,310.00	315,156.33	9,740.47	87,153.67	22%
0027 NOXIOUS WEED & PEST	489,730.00	280,534.56	18,811.26	209,195.44	43%
0028 SNOWMOBILE	32,475.00	20,656.02	4,991.27	11,818.98	36%
0029 PHYSICAL FACILITIES	12,423,860.00	461,167.62	132.20	11,962,692.38	96%
0048 EMPLOYEE BENEFITS FUND	3,894,840.00	2,960,724.15	102,858.13	934,115.85	24%
0053 NARCOTICS SEIZED ASSETS FUND	30,000.00	10,137.47	1,883.66	19,862.53	66%
		Total Amount Paid	**531,451.73**		

STATE OF IDAHO
CASSIA COUNTY

WE, THE CASSIA COUNTY COMMISSIONERS, BEING DULY SWORN DO HEREBY CERTIFY AND DECLARE THAT WE HAVE REVIEWED THE DEMANDS ENUMERATED AND REFERRED TO IN THE FOREGOING REGISTER, AND THAT THE SAME ARE TO THE BEST OF OUR KNOWLEDGE ACCURATE AND ARE JUST CLAIMS AGAINST THE COUNTY, AND THAT THERE ARE FUNDS AVAILABLE FOR PAYMENT THEREOF IN THE COUNTY TREASURY.

APPROVED FOR DISTRIBUTION AS OF 8-11-2025

COMMISSIONER

COMMISSIONER

COMMISSIONER

Attest:
Ricki Tkachuk
Signature
Ricki Tkachuk
Name
8/11/2025
Date
☒ Deputy Clerk ☐ Clerk of the Board

* WARNING: This fund is over budget