Cassia County Board of Commissioners
SPECIAL MEETING MINUTES
Wednesday, October 1, 2025

Cassia County Courthouse ▪ Commission Chambers
1459 Overland Ave ▪ Room 206 ▪ Burley ID 83318

11:00 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) 10:59 AM Call to order
2) Pledge of Allegiance and prayer
3) 11:00 AM Roll call

Roll Call.

Present: Leonard M. Beck - Chair, Kent R. Searle - Member, Bob Kunau - Member, Sharene Ahlin – Deputy Clerk (Not voting)

4) 11:00 AM Calendar, meetings, committee reports, and correspondence were reviewed.
5) 11:01 AM Personnel Matters - Change of Status Requests
   a) Clerk – Noemi Alanis – Interpreter – FY2026 Cost of Living

11:02 AM **Motion and Action:** Approve Change of Status Request as presented, **Moved by** Bob Kunau - Member, **Seconded by** Kent R. Searle - Member. Motion passed unanimously.

6) 12:11 PM Review and approve comment letter from Mary Darling on Sage Grouse Resource Management Plan

12:11 PM **Motion and Action:** Accept and sign the letter from Mary Darling in regards to the Sage Grouse BLM Management Plan as presented, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

7) 12:13 PM Cottonwood Acres subdivision discussion and decision
   a) Prosecutor Larsen discussed an order to remand the Cottonwood Acres Subdivision Conditional Use Permit application matter back to the Cassia County Planning and Zoning Commission.
   b) He discussed that this will ensure due process for all parties and will allow for the Planning and Zoning Commission to review the water reports (exhibits 21 & 28) and any supplemental materials, reports and testimony regarding the water issue.

12:22 PM **Motion and Action:** Approve the order to remand the Cottonwood Acres Subdivision matter back to the Cassia County Planning and Zoning Commission as presented, **Moved by** Kent R. Searle - Member, **Seconded by** Leonard M. Beck – Chair, **Abstain:** Bob Kunau - Member. Motion passed.

Instrument # 2025004046
BURLEY, CASSIA, IDAHO
10-27-2025 01:32:42 PM No. of Pages: 4
Recorded for : CASSIA COUNTY COMMISSIONERS
JOSEPH LARSEN Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COMMISSIONERS MINUTES

SCHEDULED ACTION AGENDA ITEMS

8) 11:03 AM Building bid review and acceptance
   a) **Bid Package #3 – Concrete (Re-bid)**
      i) It was discussed that the original information for bid package #3 wasn't complete regarding the parking lot requirements, which made it necessary to re-bid package #3.
      ii) The rebids were reviewed for the record.
         (1) Gary Jones Construction
            Addenda #1 & 2 were acknowledged, the total bid amount was $774,515.00.
         (2) Koyle's Classic Construction
            Addenda #1 & 2 were acknowledged, the total bid amount was $772,924.00.
      iii) The re-bids for Bid Package #3 will be taken under advisement
   b) Jason Jones of Gary Jones Construction discussed the process, and stated that their office is continuing to work through the review of the bids received to determine if they meet the requirements.
   c) Jones will continue to work on clarifying the costs for all items. A preliminary estimate was provided, showing partial costs of $11.7 million for the project. That number is expected to be revised.
   d) The project timeline was estimated at 18 months.
   e) Gary Jones Construction will make a presentation to the Board on 10/15/2025, where they will provide the guaranteed maximum price (GMP) for the building project.
9) 12:23 PM Recess

12:23 PM **Motion and Action:** Recess, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

10) 1:30 PM Groundbreaking ceremony – was held at 1501 Overland Avenue, Burley
11) 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: 10-01-2025

	NAME (Please Print)	TOWN	REPRESENTING
1.	Devin Carpenter		Kayler Classic Construct...
2.	JASon Jones	Burley	GJC
3.	Don Christopherson	Burley	GaryJonesConstruction
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