

Twin Falls, Idaho
REGULAR JULY MEETING
July 6, 2026, 8:00 a.m.

Vice-Chairman Matthews called the Board of County Commissioners to order at 8:00 a.m. in regular session, pursuant to the recess of July 2, 2026.

PRESENT: Commissioner Rocky Matthews, Commissioner Brent Reinke,
and Commissioner Suzanne Hawkins.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioners attended a staff meeting.

Commissioners met with Legal for a department update.

Commissioners met with JP O'Donnell, I.T. Director, for a department update.

Commissioners met with staff for discussions on the Biden Grant.

In the Matter of CONSENT AGENDA

Commissioners considered the Consent Agenda; items may include status sheets, employee requisitions, alcohol licenses, tax cancellations, Sheriff's Office Security Agreements, and Commissioner minutes.

No items to consider

In the Matter of FEES

Commissioners considered a Late Charge & Interest Cancellation Request for Brandon Stokes.

Brandon Stokes requested the Board cancel the late fees and interest charged on his five parcels. Mr. Stokes noted that he did not receive his tax bill and due to being busy he did not realize the bill had not arrived. Mr. Stokes went into the Treasurer's Office on June 29th and found out that the tax bill had been sent to the wrong address, however the reminder was delivered to the correct address. Mr. Stokes provided documentation that he did update his address with the Assessor's Office, but when he did not receive his tax bill, he missed the date. Becky Petersen, Treasurer noted that they did receive the reminders back in the mail. Ms. Petersen noted that Mr. Stokes generally pays on time and reminded Mr. Stokes that the reminder was a courtesy and not a requirement.

Commissioner Hawkins made a MOTION to approve cancelling the late charges and interest for parcel numbers RPOK2450050130, RPT32630010340, RPT44750010050, RPK86740030120 and RPT44750010040 in the total amount of \$300.50 for interest, \$99.62 for late fees for a total

cancellation in the amount of \$400.12. Commissioner Matthews SECONDED. Commissioner Hawkins thanked Mr. Stokes for promptly addressing the issue. Motion passed unanimously.

In the Matter of PROPERTY

Commissioners considered a Declaration of Restrictive Covenants for Certain Commercial Uses document.

Commissioner Hawkins reviewed the Declaration of Restrictive Covenants for Certain Commercial Uses document and noted that the restrictions would be placed on the property listed under parcel numbers RP10S017E086200 and RP10S17E173161 which is currently a gravel pit on Addison Ave next to County West. The property is excess property and will be put up for auction. Commissioner Reinke noted the intent is to sell the property and use the funds for the Wright Ave project.

Commissioner Hawkins made a MOTION to approve the Declaration of Restrictive Covenants for Certain Commercial Uses document and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Matthews SECONDED. Motion passed unanimously.

In the Matter of CONTRACTS

Commissioners considered the Forest Service FY2026 Payments to States Election Form.

Kristina Glascock, Clerk reviewed the Forest Service FY2026 Payments to States Election Form and noted the funds are dispersed depending on the election selected by the Board. The form is due by July 15th. Commissioner Matthews noted that the funds under Title 1 will go to the highway districts and the schools. Due to the limited highway district funding this year, it makes sense to make the full allocation to Title 1.

Commissioner Matthews made a MOTION to approve the Forest Service FY2026 Payments to States Election Form and allocate the full amount of the funds to Title 1 and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Hawkins SECONDED. Motion passed unanimously.

In the Matter of ZONING

Commissioners considered the New Haven No. 2 Subdivision Development Agreement and Final Plat Documents.

Laura Wilson, Planner III reviewed the New Haven No. 2 Subdivision Development Agreement and Final Plat Documents with the Board. Ms. Wilson noted that the P&Z Commission approved the subdivision in November. All documents have now been completed and are ready for final consideration. There was discussion on water concerns and fire protection for the area.

Commissioner Matthews made a MOTION to approve the New Haven No. 2 Subdivision Development Agreement and Final Plat Documents and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Hawkins SECONDED. Motion passed unanimously.

There being no further business, the Board recessed until 8:00 a.m., July 7, 2026, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Ste. 2300, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 7, 2026, 8:00 a.m.

Chairman Reinke called the Board of County Commissioners to order at 8:00 a.m. in regular session, pursuant to the recess of July 6, 2026.

PRESENT: Commissioner Rocky Matthews, Commissioner Brent Reinke,
and Commissioner Suzanne Hawkins.

ABSENT: None.

STAFF: Deputy Clerk Amy Allred and Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Hawkins attended a Rotary meeting.

Commissioners attended a staff meeting.

Commissioners met with Dave Overacre, P&Z Director, for a department update.

Commissioner Hawkins attended an Airport Board meeting.

Commissioner Matthews attended a Fair Board meeting.

Commissioners met as the Board of Equalization to conduct property assessment appeal hearings.

Commissioners attended a Southern Idaho Republican Women's meeting.

In the Matter of INDIGENT

Commissioners considered County Assistance applications.

Commissioner Hawkins made a MOTION to approve case number 104887 for rental assistance in the amount of \$950.00 to Apartments R Us. Commissioner Matthews SECONDED. Discussion Commissioner Hawkins application was incomplete. Motion failed unanimously.

Commissioner Matthews made a MOTION to approve case number 104888 for cremation in the amount of \$950.00 to Farnsworth Mortuary. Commissioner Hawkins SECONDED. Discussion Commissioner Matthews this client appears to be indigent and a Twin Falls County resident with the County support being the last resource. Motion passed unanimously.

Commissioner Matthews made a MOTION to approve case number 104889 for rental assistance in the amount of \$1,227.00 to Twin Falls Gardens Apartments with monthly payments of \$20 and 50% of any future tax refunds. Commissioner Hawkins SECONDED. Discussion Commissioner

Matthews this client does not appear to have a plan for future financial stability. Motion failed unanimously.

In the Matter of CONSENT AGENDA

Commissioners considered the Consent Agenda; items may include status sheets, employee requisitions, alcohol licenses, tax cancellations, Sheriff's Office Security Agreements, and Commissioner minutes.

Commissioner Hawkins made a MOTION to approve the Consent Agenda as presented. Commissioner Matthews SECONDED. Discussion Commissioner Hawkins reviewed the items in the Consent Agenda to include an employee requisition for the Prosecutor's Office; and alcohol catering permits for the Log Tavern at the Twin Falls County Fairgrounds on September 2, 2026 – September 4, 2026 and September 5, 2026 – September 7, 2026 for the Pocket at Legacy Fields on July 25, 2026. Motion passed unanimously.

In the Matter of CONTRACTS

Commissioners considered a Subscriber Amendment Contract with Lexis Nexis.

Commissioner Matthews reviewed the Subscriber Amendment Contract with Lexis Nexis and noted that the agreements are for providing software access to the Prosecutor's Office. The agreements are for 18 months which include a small rate increase after 6 months.

Commissioner Matthews made a MOTION to approve the Subscriber Amendment Contracts with Lexis Nexis as presented and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Hawkins SECONDED. Motion passed unanimously.

Commissioners considered a Wright Ave. Jail Project change order #OCO-0002.

Bob Beer, Facilities Director reviewed the change order with the Board.

Commissioner Matthews made a MOTION to approve the Wright Ave. Jail Project change order #OCO-0002 and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Hawkins SECONDED. Motion passed unanimously.

In the Matter of BOARD OF EQUALIZATION

Commissioners met as the Board of Equalization to conduct property assessment appeal hearings.

Commissioner Matthews made a MOTION to leave session as the Board of County Commissioners and convene as the Board of Equalization at 1:00 p.m. Commissioner Matthews SECONDED. Motion passed unanimously.

Rebecca & Jeff Quioco RPOH7010020090A

Commissioner Reinke swore in Rebecca Quioco, Appellant, Bradford Wills, Assessor and Larry Barksdale, Appraisal Supervisor.

Rebecca Quiocho reviewed the packet of information that she provided. Ms. Quiocho disputed being taxed for approximately 9000 sq feet of property that she is unable to use. The property is managed by the association and used for a greenbelt area that is not being maintained by the association. Ms. Quiocho requested an adjustment be made to the assessment reducing the land value for the amount of land that is unusable and set a new land value at \$88,311.00. Ms. Quiocho noted that she purchased the home in 2019 and was unaware of her tax responsibility for the land that is managed by the HOA.

Brad Wills, Assessor and Larry Barksdale, Assessor's Staff reviewed the property and the assessment of the property and the packet of information provided by the Assessor's Office. Mr. Barksdale reviewed the assessment history on the property and the comparables used to determine the property assessment. Mr. Wills noted that the minimum lot size in the county is one acre due to health requirements.

Ms. Quiocho noted that she originally purchased the lot for \$63,000.00 and she is giving up over 1/5 of her land for the community use.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Discussion Commissioner Matthews noted that he needs further time to review the information presented. Motion passed unanimously.

Alexis Gadsby RPT52050150340A

Did not show for hearing.

Magic Valley Newspaper Inc. - Lee Publications Inc.	RPT0001100021AA
Magic Valley Newspaper Inc. - Lee Publications Inc.	RPT0001100005AA
Magic Valley Newspaper Inc. - Lee Publications Inc.	RPT0001100001AA

Commissioner Reinke swore in Frank Lima for Magic Valley Newspapers.

Frank Lima, reviewed the packet of information provided on behalf of Magic Valley Newspapers. Mr. Lima noted that two of the properties on Main St. will be auctioned with opening bids of \$7,500.00 for 361 Main Ave W. and \$150,000.00 for 319 Main Ave W. which includes a parking lot. The 319 Main Ave. W property is unusable as the roof is severely damaged. 132 Fairfield also has a printing press inside which would be costly to remove prior to selling the building. The properties are distressed and Mr. Lima requested the Board consider that and adjust the values accordingly.

Commissioner Matthews disclosed that his sister works for the Times News which is currently housed in one of the appealed properties. Commissioner Matthews stated that he felt he could be objective in the discussion and consideration of the appeal.

Brad Wills, Assessor reviewed the property and noted that all three properties were appealed to the State BTA. Of the property values set by the Assessor for 2025, two were affirmed by the BTA with one receiving a reduction. BTA decisions are bound for two years.

Mr. Lima stated that the land was valued as one parcel with the buildings assessed separately which was incorrect. Mr. Lima stated that the destruction costs of the buildings make the land have a negative value.

Larry Barksdale reviewed the properties and the use of each building as well as the Assessor's packet of information for each property. Mr. Barksdale noted that the property located at 132 Fairfield was adjusted by the State BTA to account for the printing press for a total value of \$155,5137.00. Mr. Lima is requesting an approximately 18% reduction in value for the Fairfield property. Mr. Barksdale reviewed the Main Ave properties and packets and noted that the BTA upheld the values from 2025. The properties on Main Street are currently under auction with a closed auction company which requires preregistration and proof of funds prior to bidding.

Mr. Lima stated that the buildings are distressed and unusable and asked the Board to consider that in their decision. Mr. Lima stated that the property owner told him that the Main St. properties were condemned. Commissioner Hawkins noted that the auction documents did not disclose that the buildings had been condemned.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Discussion Commissioner Matthews noted that he would like more time to review the information. Motion passed unanimously.

Behchet & Emine Rasim RPT59030030210A

Commissioner Reinke swore in Behchet & Emine Rasim, Appellants.

Emine Rasim reviewed the property and noted the home was older and had depreciated in value. The windows need replaced, flooring issues, twelve cracks in the foundation and multiple other issues. Ms. Rasim noted that the furnace was original to the home and the condition should be considered and it could not be sold for the assessed value based upon the condition issues. The Rasim's have owned the home since it was built in 1997.

Brad Wills, Assessor reviewed the property and noted the process is an external inspection only. Mr. Wills noted that furnace and windows are costly and he would be agreeable to decreasing the value to what Mr. Rasim is requesting based upon the condition. Commissioner Matthews noted that he would agree with the improvement value being decreased but leaving the land value as the condition of the home does not affect the land value. Commissioner Hawkins noted that the homeowner has neglected the maintenance of the property which the homeowner should have been doing. Mr. Rasim noted that the property was rented from 2008 – 2017 which caused damage to the home. Ms. Rasim stated that they are on a limited income and keeping up on the repairs has been difficult. Mr. Rasim stated that he would be supportive of the Assessor's agreement of \$77,250.00 for the land and \$220,000.00 for the home for a total value of \$297,250.00. Mr. Rasim

stated that part of his lot is unusable due to a right of way on the property. Mr. Wills noted that the lot is valued accordingly and that information was considered in the assessment.

Commissioner Hawkins noted that the Assessor has already depreciated the property by 29% and valued it as a fair condition which accounted for the maintenance issues. Mr. Wills agreed that the property had already been reduced for the condition. Commissioner Hawkins stated that after looking at the information it appears that the condition was already considered. Commissioner Matthews asked for clarification on the condition rating. Mr. Barksdale reviewed the condition ratings with the Board. Mr. Wills noted that he generally makes concessions with property owners when they are close in their opinions of value.

Commissioner Hawkins made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Matthews SECONDED. Motion passed unanimously.

Wesley Benjamin & Sophie Chatelain Benjamin RPO75510010050A

Commissioner Reinke swore in Sophie Benjamin.

Sophie Benjamin spoke with the Board and reviewed the property and her concerns with the assessed value. Ms. Benjamin reviewed the property and noted that the interior is unfinished and a significant amount of the home is unusable. Ms. Benjamin stated that she felt the value of the home should be \$780,000.00 based upon the incomplete construction. Ms. Benjamin provided property listings that she felt were comparable to her home. There was discussion on the portion of the property that was complete. The property owner is doing the interior construction themselves and the entire upstairs is unfinished with the closets on the main floor unfinished as well. Some portions of the upstairs have flooring and sheetrock.

Brad Wills, Assessor reviewed the location of the property and noted that based upon the occupancy permit, the Assessor valued the property as complete on January 1, 2026. Larry Barksdale, Appraisal Supervisor reviewed the assessment and the process used to value the property. Commissioner Matthews noted that the comparable properties are fully constructed. Mr. Barksdale noted that the remaining work is cosmetic work and the property is substantially complete and would be valued at \$1,738,712, however it is currently valued at \$1,514,652.00. Mr. Barksdale noted there is 1,789 sq feet on the 2nd floor. Ms. Benjamin disputed the square footage listed by the Assessor. Mr. Wills reviewed the process of determining square footage which is based upon measuring the outside walls.

Ms. Benjamin noted that they have not expended half of the assessed value in costs for building the home. Mr. Barksdale noted they must use sale price not cost of building. There was discussion on the cost of building versus sale prices. Ms. Benjamin noted that her home is not a luxury home and should not be compared with other luxury homes.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

Blue Lakes Properties LLC. RPT1701000004CA
CRC PROPERTY HOLDINGS, LLC RPT00107146022A

Matt Cook participated via conference call.

Commissioner Reinke swore in Matt Cook, Appellant and Andrew Humphries, Appraiser.

Blue Lakes Properties LLC. RPT1701000004CA

Mr. Cook reviewed the packet of information that he provided. Mr. Cook noted that the Assessor increased the value of the property approximately 23%. Mr. Cook disputed the heating and cooling assessment as well as the condition of the property and the land value compared to other dealerships. Mr. Cook asked the Board to review the assessment and adjust the values to compare with other like properties.

Brad Wills, Assessor, Andrew Humphries, Appraiser and Larry Barksdale, Appraisal Supervisor reviewed the property assessment. Mr. Barksdale reviewed the changes made to the appraisal from the first 2026 appraisal as well as the use which decreased the value from the initial 2026 assessment. There was discussion on the original estimate of value submitted by the Appellant vs the updated information presented by Mr. Cook. Mr. Cook stated that the comparables provided by the Assessor is an incomplete list. Mr. Cook noted that his property has been valued incorrectly for several years and based upon that, he dug into it further and found multiple inconsistencies that need addressed.

Mr. Barksdale noted that land value is based upon economy of scale which decreases the value of an acre the more acres that are included in a property and is part of the process based upon Marshall and Swift.

CRC PROPERTY HOLDINGS, LLC RPT00107146022A

Mr. Cook reviewed the property with the Board and noted that there are corrections that need to be made to include depreciation which should be comparable to other dealerships amounts of depreciation, square footage, the mezzanine rate and the sprinkler system rate.

Mr. Wills noted that without being able to go through Mr. Cooks points of concern and the values of the properties Mr. Cook compared, he is unable to make a recommendation for a change. There was discussion on the Assessor reconsidering the information presented by Mr. Cook and providing the Board with a recommendation before close of BOE. Mr. Cook asked the Board to err on his side, use his numbers for the appraisal and then allow the Assessor to make their corrections next year as they discussed.

Mr. Barksdale reviewed the Assessor's packet of information and the process used to value the property and the assessment increase from 2025 to 2026. Mr. Barksdale noted that in 2025 an additional portion of the building was not on the appraisal so that was added to the 2026 assessment which accounted for the increase.

Commissioner Matthews requested that the Assessor review the information presented and provide the Board with further information. Mr. Wills noted that he will attempt to get the information to Mr. Cook by Friday end of business, if not first thing Monday morning.

Commissioner Hawkins made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Matthews SECONDED. Motion passed unanimously.

There being no further business, the Board recessed until 8:00 a.m., July 8, 2026, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Ste. 2300, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 8, 2026, 8:00 a.m.

Chairman Reinke called the Board of County Commissioners to order at 8:00 a.m. in regular session, pursuant to the recess of July 7, 2026.

PRESENT: Commissioner Rocky Matthews, Commissioner Brent Reinke,
and Commissioner Suzanne Hawkins.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioners attended a staff meeting.

Commissioner Reinke attended a Magic Valley Metropolitan Planning Organization Policy Board meeting.

Commissioner Hawkins met with Cody Cantrell, Veteran's Service Office, for a department update.

Commissioner Hawkins met with Val Stotts, Safe House Director, for a department update.

Commissioner Hawkins attended the Twin Falls County Museum Board meeting.

Commissioners attended a Republican Central Committee meeting.

In the Matter of BOARD OF EQUALIZATION

Commissioners met as the Board of Equalization to conduct property assessment appeal hearings.

Commissioner Matthews made a MOTION to leave session as the Board of County Commissioners and go into session as the Board of Equalization. Commissioner Hawkins SECONDED. Motion passed unanimously.

Fatimah Hashim - 63-602AA RPO2101006007BA

An Arabic interpreter was provided by the County through Propio via a conference call. Ms. Hashim stated she does not understand the proceeding. Commissioner Reinke explained the process for the interpreter.

Ms. Hashim spoke through the interpreter and explained her request. Ms. Hashim stated that her husband is in Iraq and being treated for cancer. Ms. Hashim went to Iraq with her son and was unable to return in time to file her application for a circuit breaker due to the war. Ms. Hashim stated she was informed that she needed to submit bills, etc. for the home which she did. Ms. Hashim spoke about the bills that she has incurred for house expenses and repairs that are needed. Ms. Hashim stated that her son has Down Syndrome which takes her time to care for him. Commissioner Hawkins asked Ms. Hashim if she could provide any information on income for her husband. Ms. Hashim stated that her husband is over 70 years old and is retired and unable to work due to his illness. Ms. Hashim stated that she does not work and a neighbor brought her to the hearing. Commissioner Hawkins noted that there were no documents provided other than the bank statements which show funds transfers to another account. No bills are paid from that account. Ms. Hashim stated that there is another bank account that her daughter set up to pay her bills. Ms. Hashim did not provide those banking documents nor any bills which had been requested two times prior to the hearing when Ms. Hashim was in the office with an interpreter.

Commissioner Reinke explained through the interpreter that Ms. Hashim did not provide the documents as requested and without the documentation, the Board cannot make an informed decision. Ms. Hashim will need to make application for the circuit breaker next year.

Ms. Hashim stated that she lives in the U.S., her husband does not live in with her. She lives here with her son and asked the Board to consider her request. Ms. Hashim has done the circuit breaker application in the past but missed it this year due to being in Iraq.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

Selinske Family Trust RPT3681001003BA

Tom Selinske cancelled his hearing on July 2, 2026.

Commissioner Reinke swore in all parties giving testimony.
Larry Barksdale, Appraisal Supervisor, Brad Wills, Assessor, Sherri Roche, Appellant.

Sherri Roche RP09S15E086602A

Sherri Roche reviewed her property and her concerns with the assessed value. Ms. Roche noted that she was requesting equal treatment and a consistent assessment with her neighbor's properties. Ms. Roche reviewed her neighbor's properties and the percentages of increase and disputed that her property was being assessed the same way as her neighbor's homes. Ms. Roche noted that her

property condition was changed from fair to average, however there have been no changes and her roof is deteriorating. Ms. Roche reviewed several pictures showing her property, the condition and the use of the property. Ms. Roche stated that her property is increasing when her neighbor's properties are decreasing in value.

Brad Wills, Assessor, noted that they do not select a specific property to pick on. Mr. Wills noted that the previous designation of fair did not seem appropriate so it was changed to average which was consistent with neighboring properties. Mr. Wills reviewed the points that Ms. Roche noted specifically, the road and the homesite property. Mr. Barksdale reviewed the Assessor's packet of information and noted that there was another structure with living quarters which is not found on the neighboring properties. The appraisal done by the Assessor's office has been consistent, however there were BOE and BTA adjustments made a couple of times over the years. Mr. Barksdale noted that the assessed price per square foot for Ms. Roche's home is below average. Mr. Barksdale noted that they did make adjustments for the waste ground. Market value for the property would be \$1,085,573 with a current assessment of \$869,859.00.

Ms. Roche noted that the surrounding properties assessments stayed flat and hers has increased and requested that the assessed condition of the home be returned to fair. There was discussion on the assessed value per square foot. Mr. Wills noted that the condition change was a judgement call by his office based upon the surrounding properties all being average condition.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

Eastland Storage Solutions, LLC RPT00107146155A

Tyler Davis cancelled the hearing.

Bowden Family Trust RPT38830060040A

Commissioner Reinke swore in Jay Bowden/Bowden Family Trust

Mr. Bowden stated that he is appealing the value of his land and the improvements and requesting a new value of \$407,363.00. Mr. Bowden reviewed the packet of information which supported his position and value, which included a list of properties of similar age and lot size.

Brad Wills, Assessor noted that each neighborhood has different land values and Mr. Bowden's home is in the higher land value neighborhood. Larry Barksdale, Appraisal Supervisor reviewed the packet of information provided by the Assessor's office and the process used to value the property.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

Cable One, Inc.	PP000035380000A
Cable One, Inc.	PP000035380100A
Cable One, Inc.	PP000035380101A
Cable One, Inc.	PP000035380102A
Cable One, Inc.	PP000035380104A
Cable One, Inc.	PP000035380105A
Cable One, Inc.	PP000035390000A

Cable One cancelled hearing.

KEMP, DAVID L MD PC	MHPK010000020CA
KEMP FAMILY TRUST	RPT00107112900A

CTR Apartments LLC c/o Shawn Allen	RPK86710208920A
CTR Apartments LLC c/o Shawn Allen	MHPK010000010AA
CTR Apartments LLC c/o Shawn Allen	MHPK010000070BA
CTR Apartments LLC c/o Shawn Allen	MHPK010000090DA

Commissioner Reinke swore in David Kemp for David Kemp and CTR Apartments.

RPT00107112900A

Mr. Kemp noted that the property has now been annexed into the City of Twin Falls and Mr. Kemp requests the value from 2025 be maintained. Mr. Kemp disputed that property values have increased.

Larry Barksdale, Appraisal Supervisor reviewed the packet of information provided by the Assessor's office, the process used to value the property and sales comparables. Mr. Barksdale noted that Mr. Kemp did not provide any sales information to change the appraisal.

Mr. Kemp noted that he is in the process of subdividing his property which will change the size of his lot.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

RPK86710208920A

Mr. Kemp reviewed the property with the Board. Mr. Kemp noted that he felt that there was an overvaluation of the property.

Larry Barksdale, Appraisal Supervisor reviewed the packet of information provided by the Assessor's office, the process used to value the property and sales comparables. Mr. Barksdale noted that there was a storage facility and a manufactured home on the property which was purchased for \$250,000.00 by CTR Apartments in 2024.

Mr. Kemp noted that he felt that the property value had not increased since 2025 and would like the assessment to reflect that.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

MHPK010000010AA

Mr. Kemp provided a JD Power report on the manufactured home reflecting a value of \$8,293.00. The home was remodeled and could not be sold for what the current assessment is.

Larry Barksdale, Appraisal Supervisor reviewed the packet of information provided by the Assessor's office, the process used to value the property and assessed and market comparables.

Mr. Kemp noted that the home is still an older home and based upon the JD Power report, the value is significantly lower than what it is assessed at.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

MHPK010000020CA

Mr. Kemp provided a JD Power report and noted the value they are requesting is a small amount higher than what the report shows but lower than the assessed value. The unit cannot be sold with a frame of that age.

Larry Barksdale, Appraisal Supervisor reviewed the packet of information provided by the Assessor's office, the process used to value the property and assessed and market comparables. Mr. Barksdale noted that the property owner is requesting the value be returned to the 2025 assessment.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

MHPK010000070BA

Mr. Kemp provided a JD Power report and noted that the report shows a value that is less than what they are requesting. The home is an older mobile home and is not worth the assessed value.

Larry Barksdale, Appraisal Supervisor reviewed the packet of information provided by the Assessor's office, the process used to value the property and assessed and market comparables.

Mr. Kemp questioned the assessment vs what Mr. Barksdale is showing on the report.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

MHPK010000090DA

Mr. Kemp provided a JD Power report and noted that the value they are requesting is close to the assessed value but the Assessor is a little higher.

Larry Barksdale, Appraisal Supervisor reviewed the packet of information provided by the Assessor's office, the process used to value the property and assessed and market comparables.

Commissioner Matthews questioned the change of the grade of the park change. Mr. Barksdale noted that the grade is similar to a neighborhood rating for real property and noted that the park class on these manufactured homes was lowered to 1 based upon the amenities of the park.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

Alix Frazier RP09S16E247045A, RP09S16E247105A, RP09S16E253009A

Alix Frazier participated via conference call.

Commissioner Reinke swore in Alix Frazier, Appellant

Ms. Frazier reviewed the packet of information which she provided. Ms. Frazier noted that the usable land is substantially smaller than the assessed size based upon the topography of the property. Ms. Frazier reviewed the elevation maps and noted there was not a negative use adjustment made to her properties. Ms. Frazier noted that the neighboring properties do not have the topography issues that her property has. Ms. Frazier stated that her property is not build ready and would have significant costs for putting in utilities based upon the information she was able to find. The water level would be potentially 400 to 800 feet if at all. Costs to put in utilities could range from \$78,000 to \$174,000. Ms. Frazier stated that the highest and best use of her property is not residential.

Larry Barksdale, Appraisal Supervisor reviewed the packet of information provided by the Assessor's office, the process used to value the property and assessed and market comparables.

Ms. Frazier stated that the three parcels will be willed to three separate individuals and will not be combined into one lot. The lots are not like the others within the subdivision and should not be valued at the same rate as the neighboring properties.

Commissioner Reinke thanked Ms. Frazier for all the information provided and noted it would take some time to review it.

Commissioner Matthews made a MOTION to take the information under consideration and issue a decision on or before 5:00 p.m. on July 13, 2026. Commissioner Hawkins SECONDED. Motion passed unanimously.

Commissioner Hawkins made a MOTION to leave session as Board of Equalization and return to session as the Board of County Commissioners. Commissioner Matthews SECONDED. Motion passed unanimously.

There being no further business, the Board recessed until 8:00 a.m., July 9, 2026, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Ste. 2300, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 9, 2026, 8:00 a.m.

Chairman Reinke called the Board of County Commissioners to order at 8:00 a.m. in regular session, pursuant to the recess of July 8, 2026.

PRESENT: Commissioner Rocky Matthews, Commissioner Brent Reinke,
and Commissioner Suzanne Hawkins.

ABSENT: None.

STAFF: Deputy Clerk Shannon Carter.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioners met with Elaine Molignoni, Human Resources Director, for a department update. Commissioner Reinke attended a Kiwanis meeting.

Commissioners met with Bob Beer, Facilities Director, for a department update.

In the Matter of CONSENT AGENDA

Commissioners considered the Consent Agenda; items may include status sheets, employee requisitions, alcohol licenses, tax cancellations, Sheriff's Office Security Agreements, and Commissioner minutes.

Commissioner Hawkins made a MOTION to approve the Consent Agenda as presented. Commissioner Matthews SECONDED. Discussion Commissioner Hawkins reviewed the items in the Consent Agenda to include status sheets for the Sheriff's Office Jail, Juvenile Detention and the Assessor's Office; and Commissioner minutes from June 22 – 26. Motion passed unanimously.

In the Matter of CONTRACTS

Commissioners considered the Idaho Juvenile Corrections Passthrough Funds Agreements.

Kevin Sandau, Juvenile Services Director reviewed the agreements with the Board. Mr. Sandau noted that the funds are passed through the County for the clinician and other services in the Juvenile Detention Center.

Commissioner Hawkins made a MOTION to approve the Idaho Juvenile Corrections Passthrough Funds Agreements. Commissioner Matthews SECONDED. Motion passed unanimously.

Commissioners considered a State Agency-Sponsor Permanent Agreement with the National School Lunch Program.

Kevin Sandau, Juvenile Services Director and Chavael Denaughel, Assistant and Juvenile Detention Supervisor reviewed the State Agency-Sponsor Permanent Agreement with the National School Lunch Program. Ms. Denaughel noted that the funds from the agreement support the food services in the Juvenile Detention Center.

Commissioner Hawkins made a MOTION to approve the State Agency-Sponsor Permanent Agreement with the National School Lunch Program and authorize the Chairman to sign the documents on behalf of the Board. Commissioner Matthews SECONDED. Motion passed unanimously.

In the Matter of GRANTS

Commissioners considered a NACo OMB Proposed Overhaul of Federal Grant Rules Letter.

Nathaniel Anderson, R&D Supervisor reviewed the NACo OMB Proposed Overhaul of Federal Grant Rules Letter and the background for the letter with the Board. Commissioner Matthews

Commissioner Matthews made a MOTION to approve the NACo OMB Proposed Overhaul of Federal Grant Rules Letter as presented pending legal review. Commissioner Hawkins SECONDED. Discussion Commissioner Matthews noted that he did not see anything that concerned him but he would prefer Legal review the letter before it is submitted. Motion passed unanimously.

Commissioners considered the Byrne Jag Car Cameras Year 3 Continuation Grant application.

Nathaniel Anderson, R&D Supervisor reviewed the Byrne Jag Car Cameras Year 3 Continuation Grant application with the Board. Mr. Anderson noted this is the 3rd and final year of the grant. Sheriff Jack Johnson noted that the cameras have been an asset to the department and the funding is necessary to complete the payment to the camera company. Captain Scott Bishop noted that the car cameras have become invaluable and he is working with Mr. Anderson to comply with state requirements. He is hoping that there will be more grant opportunities that will help fund body cameras for the Sheriff's Office in the near future.

Commissioner Matthews made a MOTION to approve the Byrne Jag Car Cameras Year 3 Continuation Grant application and the Chairman to sign the documents as necessary on behalf of the Board. Commissioner Hawkins SECONDED. Motion passed unanimously.

In the Matter of RESOLUTIONS

Commissioners considered the proposed Surplus Property Resolution #2026-033.

Commissioner Matthews reviewed the proposed surplus property resolution and noted the resolution allows the County to dispose of the gravel pit property to the West of the County West Facility. Commissioner Reinke noted that there were some deed restrictions that were added to the deed prior to the surplus process.

Commissioner Matthews made a MOTION to approve Surplus Property Resolution #2026-033. Commissioner Hawkins SECONDED. Motion passed unanimously.

RESOLUTION NO. 2026-033

WHEREAS, Twin Falls County has certain property which is no longer necessary for County use; and

WHEREAS, pursuant to Idaho Code §31-808, the Commissioners shall have the power and authority to sell or offer for sale at public auction any real or personal property belonging to the county not necessary for its use; and

WHEREAS, Twin Falls County has determined that the following property is surplus property and no longer necessary for County use; and

WHEREAS, the sale of said property pursuant to Idaho Code §31-808 would be in the public interest.

NOW, THEREFORE, BE IT RESOLVED by the Twin Falls County Board of Commissioners that the following Property is hereby declared surplus and ordered sold at auction on the date of July 30, 2026:

Bare Land, 700-800 Block of Addison Ave. West/Hwy 30, Twin Falls, Idaho 83301
Further described as Parcel # RP10S17E086200 and RP10S17E173161

DATED this 9th day of July, 2026.

TWIN FALLS COUNTY BOARD OF
COMMISSIONERS

/s/ Brent Reinke
Brent Reinke, Chairman

/s/ Rocky Matthews
Rocky Matthews, Commissioner

/s/ Suzanne Hawkins
Suzanne Hawkins, Commissioner

ATTEST:

/s/ Kristina Glascock
Kristina Glascock, Clerk

Commissioners set a minimum bid for surplus property auction.

Commissioner Matthews reviewed the property appraisal from December 2023 which showed the property was valued at \$523,000.00. The Assessor reviewed the appraisal and felt the \$523,000.00 was appropriate. The Board discussed the minimum bid options. Commissioner Hawkins stated that she was open to \$500,000.00 or the \$523,000.00. Commissioner Matthews stated he would like to start at \$500,000.00 which is supported by the appraisal.

Commissioner Matthews made a MOTION to approve setting a minimum bid for the surplus property located at 700-800 Block of Addison Ave West, Hwy 30 at \$500,000.00. Commissioner Hawkins SECONDED. Motion passed unanimously.

There being no further business, the Board recessed until 8:00 a.m., July 10, 2026, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Ste. 2300, Twin Falls, Idaho, for the transaction of further business of the Board.

Twin Falls, Idaho
REGULAR JULY MEETING
July 10, 2026, 8:00 a.m.

Chairman Reinke called the Board of County Commissioners to order at 8:00 a.m. in regular session, pursuant to the recess of July 9, 2026.

PRESENT: Commissioner Rocky Matthews, Commissioner Brent Reinke,
and Commissioner Suzanne Hawkins.

ABSENT: None.

STAFF: Deputy Clerk Amy Allred.

The following proceedings were held to wit:

In the Matter of MEETINGS

Commissioner Reinke attended a West End Men's Association meeting.
Commissioners met with Kristina Glascock, Clerk, to discuss FY2027 budget.

There being no further business, the Board recessed until 8:00 a.m., July 13, 2026, at the Commissioners Chambers, second floor of the Twin Falls County West Facility, 630 Addison Ave West, Ste. 2300, Twin Falls, Idaho, for the transaction of further business of the Board.