

Commissioners Minutes

April 30, 2025 - 4:29 p.m. to 5:38 p.m.

JOINT WORKSHOP SESSION BETWEEN CANYON COUNTY COMMISSIONERS AND THE CALDWELL CITY COUNCIL MEMBERS TO DISCUSS THE COORDINATION OF LONG-RANGE PLANNING FOR PARCELS LOCATED AT THE CALDWELL EVENT CENTER

Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Clerk Rick Hogaboam

Mayor Jarom Wagoner, City Clerk Debbie Geyer, Councilmembers Mike Dittenber, Chris Allgood, Geoff Williams, Brad Doty, Diana Register, Chuck Stadick, COO Greg Rast, Fair Director Diana Sinner, Steven Jenkins (Economic Development Director), Mark Hilty (Attorney for Caldwell), Oscar Klaas (Attorney for Caldwell), Raelynn North (Caldwell Finance Director), Robin Collins (Caldwell Community Development Director), Juan Avila (Superintendent of Caldwell Event Center),), Nicole Cassity (Caldwell Night Rodeo), Angelique Rood (Caldwell Night Rodeo), Reagan Rossi (College of Idaho), and other interested persons

County Clerk Rick Hogaboam



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Chairman Holton opened the meeting and noted the Commissioner quorum at 4:29 pm. Mayor Wagoner called the entire meeting to order at 4:30 pm. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Clerk Rick Hogaboam, Mayor Jarom Wagoner, City Clerk Debbie Geyer, Councilmembers Mike Dittenber, Chris Allgood, Geoff Williams, Brad Doty, Diana Register, Chuck Stadick, COO Greg Rast, Fair Director Diana Sinner, Steven Jenkins (Economic Development Director), Mark Hilty (Attorney for Caldwell), Oscar Klaas (Attorney for Caldwell), Raelynn North (Caldwell Finance Director), Robin Collins (Caldwell Community Development Director), Juan Avila (Superintendent of Caldwell Event Center), Nicole Cassity (Caldwell Night Rodeo), Angelique Rood (Caldwell Night Rodeo), Reagan Rossi (College of Idaho), and other interested persons. A roundtable discussion was held as follows:

- Mayor Wagoner handed out an exhibit map (exhibit 1) with a land value assessment (exhibit 2) for noted parcels as part of a potential land swap between the city and county.
- The Mayor noted a letter that was sent from Graye Wolfe on April 28, 2025, indicating his support for Caldwell, Canyon County, and local entities.
- The Mayor mentioned that any potential swap would require appropriate timing considerations for various events, namely the County Fair.
- The Mayor mentioned that a MOU or details would need to be worked out for purposes of shared parking that would be available to the public.
- The Mayor provided a history of the footprint.

- The county would potentially receive parcel 2; The city would pave 1A and the county would realign 1B; The city would receive 3A and 3B.
- Mayor Wagoner discussed the land value and would forward the information he received as collected by Mr. Steven Jenkins from 2 different brokers.
- Rast concurred with Mayor Wagoner's introduction and the possibility of how this swap would meet everyone's needs.
- Fair Director Sinner discussed the historical deliberations surrounding the campus and how her vision after the building was built was to move in a direction where each entity could manage their respective footprints.
- Mr. Rast discussed how the county agent being downtown creates some logistical challenges and that their potential move from downtown to the fair campus would be beneficial.
- Chairman Holton said it is important that all stakeholders are brought together to discuss this as it affects many parties.
- Commissioner Van Beek said that this is a great phase 1 and is encouraged by the city's consideration to allow the fair continued use of Gabiola Field.
- Commissioner Brooks spoke about how if the entities get out of each other's way everyone can be successful.
- Nicole Cassity (Caldwell Night Rodeo) attended the meeting to listen and gather information. Her comments were about the major events being close to each other in timing and literally on top of each other logistically; and the need to look at the lease and discuss and update/clarify access and use of various facilities.
- Angelique Rood (Caldwell Night Rodeo) spoke about the need to lay out terms in an updated lease and not rely on handshake deals for access.
- Reagan Rossi (College of Idaho) had comments similar to rodeo in needing to work through the lease; need to evaluate upgrades at Simplot stadium. There is a concern about parking. 1A parking is not an ideal situation, currently. Parking is a high concern.
- COI football coach appreciates the support from city, county, rodeo.
- Mr. Rast spoke of parking ideas shared in a new exhibit (exhibit 3).
- Fair Director Sinner explained the strategy behind the county's parking exhibit.
- Councilman Doty would like to see more information on the values and condition of the buildings; there needs to be coordination among all of the events; there needs to be more details on the lease agreement.
- Councilman Stadick said we need to be mindful of taxpayers and their access to events; he asked whether CNR is still interested in the Hwy. 20/26 location; Nicole Cassity responded that their intent is to invest in the existing location; Councilman Stadick expressed concern about citizen experience and access for their events; there needs to be a coordinator for all of this.
- Councilwoman Register is thankful all parties are present having this conversation; she likes the idea of a coordinator in all of this; said that leases need to be updated and fixed; expressed concerns about what happens now, this year, in light of hotel construction, and the immediate plans.
- Director Sinner responded that the fair will schedule loading/offloading and will find a way to make everything work.

- Councilman Williams appreciates the friendly and cordial collaboration, especially in light of complexity of the footprint. It's a challenge to satisfy all parties.
- Councilman Allgood was part of a planning committee in the past that worked on this specific topic evaluating how to get the best out of the property as a whole. If Stock Trail Road was rerouted, a question was posed about the railroad and the right-of-way.
- Caldwell Public Works Director said that he will negotiate with railroad on a new lease, mentioning that it may be a period at 5 years a time.
- Mayor Wagoner mentioned that the entire trail was in the railroad right-of-way.
- Councilman Dittenber appreciates the collective gathering; was on sub-area master plan committee and believes there is a lot of potential in this area. He also has questions about the capital needs on the buildings that they would potentially receive; would like to know what they would do with the buildings. Would like to know if there are any master plans associated with the costs and maintenance associated with the infrastructure.
- Councilman Williams expressed concern about potential compliance issues with the loss of parks, if at all funded by outside money.
- Mayor Wagoner brought up the importance of checking on compliance and need to replace the amenities potentially at another location.
- Juan Avila said it's an active center and not quiet. Stressed the importance of the railroad lease because of the Stock Trail Road access to the campus.
- Angelique Rood reiterated that they don't need anything new in a lease as much as codifying what already exists, including agreements via handshake. Wants youth events to do well. The rodeo is not asking for more via a lease, just clarification and cleanup.
- Councilman Doty reiterated the need for a planner.
- Councilman Allgood emphasized the need to keep moving forward.
- Mayor Wagoner wants to see the area used, agrees that leases need more clarity, will get to work based on all the feedback; will be in touch on a follow-up meeting.
- Councilman Stadick is concerned about parking and how the new hotel might want odor and refuse dealt with.

The meeting adjourned at 5:38 pm as the Mayor closed the meeting. Chairman Holton called the meeting adjourned for the commissioners. Information was exchanged, however, no Board action was required or taken.