

BONNEVILLE COUNTY FIRE PROTECTION DISTRICT NO. 1

Minutes of Special Meeting held January 26, 2026

The Bonneville County Fire Protection District No. 1 ("Fire District") held a special meeting of Commissioners on Monday, the 26th day of January, 2026, at 12:00 p.m., at Nelson Hall Parry Tucker, PLLC, located at 490 Memorial Drive, Idaho Falls, Idaho 83402.

The following were present:

Commissioners Derik Nielsen (via phone), Dana Kirkham, John Taylor and David Long were present. Commissioner Tyler Gebbs was absent. District Communication Officer Richard "Dick" Fowler (via phone), Chief John Molbert, Attorney Abigail French, Danielle Williams, and Shannon Kinghorn were also in attendance. The meeting was also attended by many members of the public.

Notice of the time, place, and purpose was posted at premises of 2137 S Ammon Rd, Ammon, ID 83406 as well as the Fire District website. A copy of the notice and agenda is attached to these minutes.

It was declared that a Quorum of Commissioners were present and due notice of the meeting had been posted in accordance with law.

DISCUSSION AND ACTIONS

1. **Call to Order.** The meeting was called to order at 12:00 p.m. by Chairman Derik Nielsen.
2. **Discussion regarding Current Grange Lease Agreement and Shannon Kinghorn's Proposal to Lease.**

Shannon Kinghorn explained that she anticipated operating an event center at the grange with assistance from Danielle Williams, the manager of the current tenant of the grange, which is located at 5990 S 45th W, Idaho Falls, ID 83402 (the "grange"). Discussion was had regarding the Fire District's concerns regarding the lease of the grange, including noise complaints, alcohol consumption, and lease term. Abigail French specifically noted concerns regarding prior operations under Danielle William's entity.

Discussion was had on proposed rental terms, and the commissioners noted that they would not agree to reducing the monthly rent. Ms. Kinghorn indicated that if that was the case, she would be seeking a lease term through September 30, 2026, with a review in July 2026 to discuss a possible extension.

Further discussion was held regarding proposed lease provisions, including the need to update the lease to address insurance requirements, noise restrictions, cleanliness, maintenance responsibilities, and other provisions as legal counsel deems appropriate.

Following discussion, a motion was made by Dana Kirkham and seconded by Derik Nielsen to authorize the Fire District's legal counsel to prepare a proposed lease agreement, including such terms as legal counsel deems necessary, for Ms. Kinghorn's consideration and to authorize Derik Nielsen to review and execute the proposed lease on behalf of the Fire District. The motion carried unanimously.

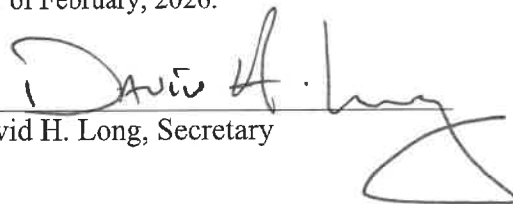
3. **Adjournment.** There being no further business to come before the Board of Commissioners at the meeting, a motion was made to adjourn with unanimous approval at approximately 12:30 p.m.

Approved the 12th day of February, 2026


Approved by Board Chairman Derik Nielsen

ATTEST:

The undersigned, as Secretary of the Bonneville County Fire Protection District No. 1, hereby attests that the foregoing minutes were approved by a proper vote of the Board of Commissioners of the Fire Protection District on the 12th day of February, 2026.


David H. Long, Secretary

NOTICE OF PUBLIC MEETING

Bonneville County Fire Protection District No. 1
Monday, January 26, 2026

SPECIAL MEETING

Notice is hereby given that the Bonneville County Fire Protection District No. 1 ("Fire District") will hold a special meeting on Monday, January 26, 2026, at 12:00 p.m. **The meeting will be held at Nelson Hall Parry Tucker, PLLC, which is located at 490 Memorial Drive, Idaho Falls, ID 83402.** The Commissioners of the Fire District will take up the following agenda during the meeting:

- 1) Call to Order and Roll Call by Chairman Derik Nielsen.
- 2) Discussion regarding the current lease of the grange property located at 5990 S 45th W, Idaho Falls, ID 83402, and consideration of Shannon Kinghorn's proposal to lease the grange property, including relevant terms such as lease term and rental amount. The Fire District Board may consider authorizing legal counsel to prepare a lease agreement and authorizing Chairman Nielsen to execute the lease agreement on behalf of the Fire District.
Possible Action Item: Direct Fire District's legal counsel to prepare a lease agreement with Shannon Kinghorn (or her designated entity), consistent with the terms authorized by the Fire District Board, including lease term and amount, and authorize Chairman Nielsen to execute said lease agreement on behalf of the Fire District.
- 3) Recess/Adjournment.

DATED this 8th day of January, 2026.

/s/Abigail F. French

Abigail F. French, Assistant Secretary
Bonneville County Fire Protection District #1

Bonneville County Fire Protection District No. 1, Derik M. Nielsen, Dana Kirkham, David H. Long, John Taylor, and Tyler Gebbs,
Commissioners