

Re: Fw: Frank Schwartz Public Records Request



Frank & Mary Schwartz <fmjamv1@gmail.com>

Apr 14, 2026,
8:18 AM (7 days ago)

to Jerod, True, Brenda, Donna

Thanks, Jerod. I was looking back at some of the BOCC history on this Gentry Lane matter. Were the road options created after the Gentry Lane validation—as an option to re-route the road? Since these records appear to be computer generated rather than hand drafted, maybe your computer system will have the record?

I am attaching a set of BOCC meeting minutes from December 22, 2023 that may be helpful to you.

Thanks for your help.

Frank

On Mon, Apr 13, 2026 at 3:04 PM Jerod Odoms <jodoms@co.washington.id.us> wrote:

Mr. Schwatz,

To answer your questions concerning the maps sent on April 9th. I cannot recall the date of creation, and I created them.

Thank you,

Jerod

From: Frank & Mary Schwartz <fmjamv1@gmail.com>

Sent: Friday, April 10, 2026 6:45 AM

To: Jerod Odoms <jodoms@co.washington.id.us>

Cc: True Pearce <tpearce@washingtoncountyid.gov>; Brenda Lee
<blee@co.washington.id.us>; Donna J. White <dwhite@washingtoncountyid.gov>

Subject: Re: Fw: Frank Schwartz Public Records Request

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Jerod - I don't see any dates on any of the four documents. Do you know when these maps and estimates were prepared, and who prepared them?

Thanks.

Frank

On Thu, Apr 9, 2026 at 2:09 PM Jerod Odoms <jodoms@co.washington.id.us> wrote:

Good afternoon Mr. Schwartz,

Please see the attached document.

Regards,

Jerod Odoms

From: True Pearce <tpearce@washingtoncountyid.gov>
Sent: Thursday, April 9, 2026 11:59 AM
To: Frank & Mary Schwartz <fmjamv1@gmail.com>
Cc: Brenda Lee <blee@co.washington.id.us>; Jerod Odoms <jodoms@co.washington.id.us>; Donna J. White <dwhite@washingtoncountyid.gov>
Subject: Re: Fw: Frank Schwartz Public Records Request

The maps with cost estimates aren't accurate and weren't used for decisions but you are welcome to them.

Jarod, Can you please scan and send those maps to Frank when you get a moment?

Regards,

True Pearce

Washington County Prosecuting Attorney

tpearce@washingtoncountyid.gov

(208) 414-2034

CONFIDENTIALITY NOTICE: This e-mail is intended only for the personal and confidential use of the individual(s) named as recipients (or the employee or agent responsible to deliver it to the intended recipient) and is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521. It may contain information that is privileged, confidential and/or protected from disclosure under applicable law including, but not limited to, the attorney client privilege and/or work product doctrine. If you are not the intended recipient of this transmission, please notify the sender immediately by telephone. Do not deliver, distribute or copy this transmission, disclose its contents or take any action in reliance on the information it contains.

From: Frank & Mary Schwartz <fmjamv1@gmail.com>
Sent: Tuesday, April 7, 2026 2:34 PM
To: True Pearce <tpearce@washingtoncountyid.gov>
Cc: Brenda Lee <blee@co.washington.id.us>; Jerod Odoms <jodoms@co.washington.id.us>; Donna J. White <dwhite@washingtoncountyid.gov>
Subject: Re: Fw: Frank Schwartz Public Records Request

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Thanks, True. If the records outside of the timeframe relate to the road issue and included considerations/information related to solutions, estimates, etc., then they would help provide some insight, and I would appreciate receiving them.

Since I did not know who the actual custodian of interim records (pending litigation/settlements) would be in this instance, my original request was directed to the Clerk's office, which then helped redirect my request to road and bridge and your office. If the records exist somewhere else, I would appreciate the assistance of any other office with this request.

Thank you.

Frank

On Tue, Apr 7, 2026 at 12:18 PM True Pearce <tpearce@washingtoncountyid.gov> wrote:
Frank,

Based on a follow-up review with Road & Bridge, we have identified a limited number of additional documents that include preliminary maps and cost-related information. Those materials were created prior to the date range specified in your request and before the

events giving rise to the current matter. They are not accurate estimates. If you would like, we can provide those documents notwithstanding that they fall outside your requested timeframe.

With respect to the remaining categories you identified, we have not identified additional responsive records maintained by Road & Bridge within the timeframe of your request.

To the extent your request seeks records that have not been created, finalized, or reduced to writing, there are no responsive records to produce.

Regards,

True Pearce

Washington County Prosecuting Attorney

tpearce@washingtoncountyid.gov

(208) 414-2034

CONFIDENTIALITY NOTICE: This e-mail is intended only for the personal and confidential use of the individual(s) named as recipients (or the employee or agent responsible to deliver it to the intended recipient) and is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521. It may contain information that is privileged, confidential and/or protected from disclosure under applicable law including, but not limited to, the attorney client privilege and/or work product doctrine. If you are not the intended recipient of this transmission, please notify the sender immediately by telephone. Do not deliver, distribute or copy this transmission, disclose its contents or take any action in reliance on the information it contains.

From: Brenda Lee <blee@co.washington.id.us>

Sent: Friday, April 3, 2026 10:44 AM

To: True Pearce <tpearce@washingtoncountyid.gov>; Jerod Odoms
<jodoms@co.washington.id.us>

Cc: Donna J. White

<dwhite@washingtoncountyid.gov>; fmjamv1@gmail.com <fmjamv1@gmail.com>

Subject: Re: Fw: Frank Schwartz Public Records Request

Thank you for your response and update on the matter.

Have a great weekend!

Brenda Lee

Chief Deputy

Deputy Auditor/Court Supervisor

Washington County Clerk's Office

Direct (208) 550-3924

Office (208) 414-2092

Fax (208) 414-3925

blee@co.washington.id.us

From: True Pearce <tpearce@washingtoncountyid.gov>

Sent: Friday, April 3, 2026 10:39 AM

To: Brenda Lee <blee@co.washington.id.us>; Jerod Odoms
<jodoms@co.washington.id.us>

Cc: Donna J. White

<dwhite@washingtoncountyid.gov>; fmjamv1@gmail.com <fmjamv1@gmail.com>

Subject: Re: Fw: Frank Schwartz Public Records Request

Hi Brenda,

I agree that the Clerk's Office is not the custodian of the records referenced in Mr. Schwartz's most recent email.

I was in mediation yesterday and Jerod is out today, but I will meet with him on Monday to review what records may be maintained by Road & Bridge and determine whether there is anything further responsive to this request.

Regards,

True Pearce

Washington County Prosecuting Attorney

tpearce@washingtoncountyid.gov

(208) 414-2034

CONFIDENTIALITY NOTICE: This e-mail is intended only for the personal and confidential use of the individual(s) named as recipients (or the employee or agent responsible to deliver it to the intended recipient) and is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521. It may contain information that is privileged, confidential and/or protected from disclosure under applicable law including, but not limited to, the attorney client privilege and/or work product doctrine. If you are not the intended recipient of this transmission, please notify the sender immediately by telephone. Do not deliver, distribute or copy this transmission, disclose its contents or take any action in reliance on the information it contains.

From: Brenda Lee <blee@co.washington.id.us>

Sent: Thursday, April 2, 2026 10:20 AM

To: True Pearce <tpearce@washingtoncountyid.gov>; Jerod Odoms
<jodoms@co.washington.id.us>

Cc: Donna J. White

<dwhite@washingtoncountyid.gov>; fmjamv1@gmail.com <fmjamv1@gmail.com>

Subject: Re: Fw: Frank Schwartz Public Records Request

Good Morning Mr. Pearce and Mr. Odoms -

Just wanted to clarify that the Clerk's Office is not the custodian of the records listed in the most recent email from Mr. Schwartz (see below).

Please feel free to reach out to me if you have any questions or if you believe that some of these records have been published with the Board of County Commissioners or have been recorded in the Clerk's Office.

Thank you and have a wonderful day!

Brenda Lee

Chief Deputy

Deputy Auditor/Court Supervisor

Washington County Clerk's Office

Direct (208) 550-3924

Office (208) 414-2092

Fax (208) 414-3925

blee@co.washington.id.us

From: Frank & Mary Schwartz <fmjamv1@gmail.com>

Sent: Thursday, April 2, 2026 7:44 AM

To: Brenda Lee <blee@co.washington.id.us>

Cc: True Pearce <tpearce@washingtoncountyid.gov>; Jerod Odoms <jodoms@co.washington.id.us>; Donna J. White <dwhite@washingtoncountyid.gov>

Subject: Re: Fw: Frank Schwartz Public Records Request

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Thank you, Brenda, for the documents and update. Thank you True for your inquiry.

Based on my request, the potential gaps I see in the response would fall in under the categories of cost estimates, engineering reports and /or consultant reports, and alternatives analysis. The survey records provided are thorough for road and right of way location and design. I did not see any records associated with overall project cost estimates (which would include things such as road construction (labor hours, materials and equipment costs, etc.)) that will be required to relocate the road; estimate or basis of estimate (appraisal or other) for value of land to be acquired; estimate associated with water line replacement and any other rehabilitation of the prior road location; estimates for the environmental and geotechnical work required to support the new road location; actual road design/engineering. Were there multiple alternatives considered and evaluated, what factors were considered in evaluating alternatives, and was the basis for selecting this alternative documented? All of these things would be standard for normal projects and captured in the record, and I assume the county applied the same type of rigor to this settlement situation.

Thank you for your help.

Frank

On Wed, Apr 1, 2026 at 3:20 PM Brenda Lee <blee@co.washington.id.us> wrote:

Good Afternoon Mr. Pearce -

Pursuant to the email below, you had indicated that you would follow-up with the Clerk's Office to establish what documents we have already provided to Mr. Schwartz.

Please refer to the email that was sent to all parties on March 25, 2026, at 3:48 p.m. In that email, I had included the response/documents provided by Jerod Odoms, Washington County Road & Bridge Supervisor. In addition to those documents, I had also included a Payment History Report on Agape Solutions.

I will be providing Mr. Schwartz copies of the Purchase Agreements concerning Gentry Lane once they have been recorded.

Please feel free to reach out to me if you have any further questions concerning what was documents were provided.

Thank you.

Brenda Lee

Chief Deputy

Deputy Auditor/Court Supervisor

Washington County Clerk's Office

Direct (208) 550-3924

Office (208) 414-2092

Fax (208) 414-3925

blee@co.washington.id.us

From: True Pearce <tpearce@washingtoncountyid.gov>

Sent: Tuesday, March 31, 2026 2:27 PM

To: Frank & Mary Schwartz <fmjamv1@gmail.com>; Brenda Lee
<blee@co.washington.id.us>

Cc: Jerod Odoms <jodoms@co.washington.id.us>; Donna J. White
<dwhite@washingtoncountyid.gov>

Subject: Re: Fw: Frank Schwartz Public Records Request

Frank,

I have reviewed the materials provided to me by Road & Bridge, and those documents were produced without redaction. At this time, I am not aware of any responsive records from that department that were withheld.

To ensure we are addressing your request correctly, please clarify whether your request is directed to a specific department or to Washington County generally. Different offices maintain different records, and each office can only produce records within its custody and control. The materials you received reflect the records maintained by Road & Bridge that have been identified and produced to date.

To the extent your request seeks records that do not exist, are not maintained by that office, or are not yet finalized (such as unexecuted or unrecorded agreements), those records cannot be produced.

If you believe specific responsive records exist that have not been provided, please identify them with reasonable particularity so we can address that directly. I will also follow up with the Clerk's Office to confirm what was produced through their office.

Regards,

True Pearce

Washington County Prosecuting Attorney

tpearce@washingtoncountyid.gov

(208) 414-2034

CONFIDENTIALITY NOTICE: This e-mail is intended only for the personal and confidential use of the individual(s) named as recipients (or the employee or agent responsible to deliver it to the intended recipient) and is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521. It may contain information that is privileged, confidential and/or protected from disclosure under applicable law including, but not limited to, the attorney client privilege and/or work product doctrine. If you are not the intended recipient of this transmission, please notify the sender immediately by telephone. Do not deliver, distribute or copy this transmission, disclose its contents or take any action in reliance on the information it contains.

From: Frank & Mary Schwartz <fmjamv1@gmail.com>
Sent: Monday, March 30, 2026 12:24 PM
To: Brenda Lee <blee@co.washington.id.us>
Cc: Jerod Odoms <jodoms@co.washington.id.us>; True Pearce <tpearce@washingtoncountyid.gov>; Donna J. White <dwhite@washingtoncountyid.gov>
Subject: Re: Fw: Frank Schwartz Public Records Request

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Thank you, Brenda.

True and Jerod,

IC 74 Chapter 1 includes several sections that are relevant to my request under 74-102. I will highlight a couple of those for you.

For example, from IC 74-103: (4) If the public agency denies the person's request for examination or copying the public records or denies in part and grants in part the person's request for examination and copying of the public records, the person legally responsible for administering the public agency or that person's designee shall notify the person in writing of the denial or partial denial of the request for the public record.

(5) The notice of denial or partial denial shall state that the attorney for the public agency has reviewed the request or shall state that the public agency has had an opportunity to consult with an attorney regarding the request for examination or copying of a record and has chosen not to do so. The notice of denial or partial denial also shall indicate the statutory authority for the denial and indicate clearly the person's right to appeal the denial or partial denial and the time periods for doing so.

And from IC 74-112. Exempt and nonexempt public records to be separated. If any public record contains material which is not exempt from disclosure as well as material which is exempt from disclosure, the public agency shall, upon receipt of a request for disclosure, separate the exempt and nonexempt material and make the nonexempt material available for examination, provided that a denial of a request to copy nonexempt material in a public

record shall not be based upon the fact that such nonexempt material is contained in the same public record as the exempt material.

While I recognize there may be a need to exempt certain records or portions of records from release due to other statutory authority, the County has the responsibility to identify the record or portion of record to be withheld and the authority. And redaction of certain information contained within an otherwise releasable record is a commonly used method

I would appreciate your attention to this matter, and request that your reply to my request be fully responsive. Failing to fully respond is not a good use of either my time or yours.

Thank you.

Frank Schwartz

On Thu, Mar 26, 2026 at 2:31 PM Brenda Lee <blee@co.washington.id.us> wrote:

Good Afternoon Mr. Schwartz -

I am sorry that you feel that we have not addressed all portions of your records request. Unfortunately, I can only answer for records processed through the Clerk's Office. Anything done in the BOCC - Executive Sessions or during negotiations at the Prosecutors Office/Road & Bridge Dept., is not something I can provide documentation for or explain why those records cannot be produced.

Jerod Odoms, Washington County Road & Bridge Supervisor is working closely with the Washington County Prosecuting Attorney, True Pearce, to determine what documents/correspondence can be released at this time concerning the Gentry Lane matter. This matter is still pending, and I understand that certain information cannot be

released until there is a resolution in the matter. They might be able to explain further the basis/reasoning why some of the information cannot be released at this time.

They are included on this email thread, and I anticipate that they will issue a prompt response to your questions/concerns.

Please let me know if I can assist you in any way. You can reach me Monday through Friday, 8:00 a.m. To 5:00 p.m.

Thank you!

Brenda Lee

Chief Deputy

Deputy Auditor/Court Supervisor

Washington County Clerk's Office

Direct (208) 550-3924

Office (208) 414-2092

Fax (208) 414-3925

blee@co.washington.id.us

From: Frank & Mary Schwartz <fmjamv1@gmail.com>

Sent: Thursday, March 26, 2026 12:31 PM

To: Brenda Lee <blee@co.washington.id.us>

Cc: Jerod Odoms <jodoms@co.washington.id.us>; Donna J. White <dwhite@washingtoncountyid.gov>; True Pearce <tpearce@washingtoncountyid.gov>

Subject: Re: Fw: Frank Schwartz Public Records Request

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Thank you, Brenda. I have access to all of the BOCC meeting minutes, since they are available on the County website, so I didn't need those that are on the website. It was the other categories of records that aren't public facing that I wanted. It looks like the records provided are responsive to part of my request. I note that the response does not identify the other records withheld and basis.

Thank you.

Frank Schwartz

On Wed, Mar 25, 2026 at 3:48 PM Brenda Lee <blee@co.washington.id.us> wrote:

Good Afternoon Mr. Schwartz -

Below is the response from Jerod Odoms, Road and Bridge Supervisor, regarding your Public Records Request dated March 13, 2026. The documents that were available for release from the Road & Bridge Department are attached to this email.

I spoke with Jerod Odoms earlier today and he stated that Agape Bridge Solutions was the only vendor who was paid for services concerning Gentry Lane. I pulled the payment history on Agape and complied copies of all claims paid to this vendor. (copies attached).

Pursuant to our conversation earlier today regarding the portion of your request: the 'BOCC decisions and direction (meeting minutes or other)' . I wanted to confirm that you are

waiving this portion of the request, since all minutes are available to view on the County website. I am more than happy to print them off for you. However, depending on the number of pages, you could be charged a fee for copies and also charged for the time to compile the records. Let mw know if you change your mind and want copies of these records.

As we previously discussed, the purchase agreements concerning Gentry Lane have not been finalized and they have not been recorded. However, once these documents are recorded, I will email you copies of these fully executed agreements.

With the information below and the attached documents, this should fulfill your Records Request.

Please review and let me know if you need anything further.

Have a wonderful day!

Brenda Lee

Chief Deputy

Deputy Auditor/Court Supervisor

Washington County Clerk's Office

Direct (208) 550-3924

Office (208) 414-2092

Fax (208) 414-3925

blee@co.washington.id.us

From: Jerod Odoms <jodoms@co.washington.id.us>
Sent: Wednesday, March 25, 2026 11:24 AM
To: Brenda Lee <blee@co.washington.id.us>
Cc: Donna J. White <dwhite@washingtoncountyid.gov>
Subject: Frank Schwartz Public Records Request

Good morning Brenda,

I have attached a scan of the documents available through the road and bridge office for Mr. Schwartz's records request received by the clerk's office on 3/13/2026 at 4:30 pm. They have been reviewed and approved for release. I wanted to note that in the request it states that records such as "accounting records, expenditure summaries and BOCC's decisions and direction (meeting minutes or other)" are all records in which I am not the custodian of and therefore cannot release.

Thank you,

Jerod Odoms

Supervisor

Washington County Road & Bridge / Solid Waste

Washington County Idaho

Road & Bridge / Solid Waste

FOR OFFICIAL USE ONLY

NOTICE: This email communication is for the sole use of the intended recipients and may contain confidential information. Any unauthorized disclosure, copying or dissemination of this communication is prohibited. If you are not the intended recipient, please notify the sender by email and delete all copies received.

One attachment