

**Minutes of Meeting
Commissioners' Status Update
January 12, 2021
11:00 a.m.**

The Kootenai County Board of Commissioners: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda items. Also present were Treasurer Steve Matheson, Prosecutor Barry McHugh, Community Development Director David Callahan, Finance Director Dena Darrow, Deputy Finance Director Keith Taylor, Adult Misdemeanor Probation (AMP) Director Keith Hutcheson, KCSO Captain Kevin Smart, KCSO Lieutenant Ryan Higgins, KCSO Sergeant Ryan Miller, KCSO Deputy Justin Arts, Public Defender Anne C. Taylor, Client Services/Investigations Administrator Jennifer Jenquine, Buildings & Grounds (B&G) Operations Manager Greg Manley, First Judicial District Trial Court Administrator Karlene Behringer, BOCC Communications Manager Nancy Jones, BOCC Senior Business Analyst Nanci Plouffe and Deputy Clerk Tina Ginorio. Also present were Contractor Shawn Riley, Longwell Trapp Architects Representative Cory Trapp, Lombard/Conrad Architects Representatives Ken Gallegos, Russ Moorhead and Ben Bernier, and North Idaho Fair General Manager Alexcia Jordan. Commissioner Brooks, Mr. Gallegos, Mr. Moorhead, Mr. Bernier, Ms. Jordan and Ms. Behringer were present via teleconference.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 11:02 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business (Discussion):**

Lombard Conrad Architects Buildings Costs (Action)

Contractor Shawn Riley stated the Board needed to set the amount they were willing to spend on the new building in order to decide what square footage they could provide. He said they also needed to decide what departments would be moved to the new building. He commented that he had been interviewing some of the departments and their space requests were not realistic.

Chairman Fillios said that the Board will not make a final decision on how much they plan to spend until they decide what departments will be moved into the KEC (Kootenai Electric Cooperative) building.

Commissioner Bill Brooks voiced his agreement with Chairman Fillios' point; they have to decide where each department will be located before a final decision on price could be made.

Commissioner Leslie Duncan said she felt that none of the departments that were out of space could move to KEC: Public Defender's Office, Adult Misdemeanor Probation (AMP), or Prosecutor's Office. She added that she thought these, plus the new courtrooms, would have to go in the new building.

Lombard/Conrad Architects Representative Ken Gallegos provided the Board with descriptions of six possible options, with their individual costs and features, ranging from 82,095 square feet at \$31,124,592.12 to 49,906 square feet at \$16,988,210.30.

The Commissioners reviewed the different options and agreed that some reduction in the space requests of certain departments would be needed to bring the cost to manageable proportions.

Commissioner Duncan indicated that she would strongly prefer to keep the total cost close to \$18 million.

Chairman Fillios called on Treasurer Steve Matheson to share his thoughts.

Treasurer Matheson said that financing decisions would have to wait until the Board knew what sort of restrictions the Legislature would be placing on counties' taxing abilities this year.

Commissioner Duncan reported that she had heard the Legislators were considering a 5% total cap on tax increase, including any income from URDs (Urban Renewal Districts). She said they should know the new constraints by the end of April.

Treasurer Matheson said that the Commissioners would have several different financing options open to them, including taking foregone taxes, accepting a lease/appropriation arrangement, a voter approved bond, borrowing from the Solid Waste Enterprise Fund, or drawing part from Assigned Fund Balance.

After further discussion among the Commissioners, Mr. Riley commented that the longer they take to get the project started, the higher the cost would probably be.

Commissioner Duncan moved that the Board approve an \$18 million dollar building, to include Public Defender, Prosecutor, courtrooms, Adult Misdemeanor Probation and potentially the Board of County Commissioners, solely for the purpose of moving forward, without locking the BOCC into any financial commitment at this time. Chairman Fillios seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

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| Commissioner Brooks: | Nay |
| Commissioner Duncan: | Aye |
| Chairman Fillios: | Aye |

The motion carried.

Mr. Riley agreed to look at the Annex with Mr. Trapp to decide how that space could be used.

The Board agreed to direct Mr. Riley to begin working on the CMGC (Construction Manager/General Contractor) proposal for the project.

Mr. Gallegos, Mr. Moorhead, Mr. Bernier, Deputy Finance Director Keith Taylor, Public Defender Anne C. Taylor and Client Services/Investigations Administrator Jennifer Jenquine exited the meeting at 11:40 a.m.

Marine Pole Building Location

Commissioner Duncan reported that the Sheriff's Office and the Office of Emergency Management (OEM) had agreed to locate this on the same property as the Armory building. She said she wanted to verify how much the project would cost, aside from the actual building. She pointed out it was in the City of Hayden ACI (Area of City Impact) and agreements had already been made regarding OEM's relocation to the property.

Community Development Director David Callahan reported he had spoken to Civil Deputy Prosecuting Attorney Pat Braden and Airport Director Steven Kjergaard about the agreements. He said the division of land allowed them to avoid issues with the ACI; nothing else was required. He stated that they could put anything on the property that the building code allowed.

It was generally agreed that the item would be brought to a Business Meeting for approval.

Mr. Riley said he already had a contract signed by Mr. Trapp and approved by Legal, so he would have the item ready for the next Business Meeting.

Treasurer Matheson exited the meeting at 11:42 a.m.

Mr. Callahan, Adult Misdemeanor Probation (AMP) Director Keith Hutcheson, KCSO Deputy Justin Arts and KCSO Sergeant Ryan Miller exited the meeting at 11:43 a.m.

Fairgrounds Future Activities

Chairman Fillios said that he had discussed the possibility of starting up some of the Fairground's normal activities and bookings with North Idaho Fair General Manager Alexcia Jordan.

Ms. Jordan said that they were currently operating under Rebound Idaho Stage 2, which allowed gatherings of only 10 people indoors or outdoors. She explained that Rebound Idaho's website provided guidelines for all different types of businesses, but event centers were not included. She stated she felt they had proved that they could host safe, socially distanced events and hoped they could get back to doing some sort of business. She said she needed the Board's direction and approval to move forward and start working with Panhandle Health.

Ms. Jordan confirmed that, if the Board approved it, she could begin a discussion with Panhandle Health that would allow them to get back into business. She confirmed that she had a number of promoters for different types that had expressed willingness to book events.

Commissioner Brooks expressed his support for Ms. Jordan talking to Panhandle Health. Commissioner Duncan and Chairman Fillios agreed.

Pending Items Status Review – List Attached

All three Commissioners agreed that there was no substantial updates to be made to any of the listed areas: Citizen Advisory Committee, Facilities Expansion, PAC Airport Lease, 1A/1B Audio Upgrade, or the Financial Snapshot.

D. Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. There were no public comments.

E. Adjournment (Action): Chairman Fillios adjourned the meeting at 11:48 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk

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