

**Minutes of Meeting  
Galena Consulting  
March 1, 2022  
10:00 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, Community Development Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden, BOCC Senior Business Analyst Nanci Plouffe, BOCC Communications Coordinator Jonathan Gillham and Deputy Clerk Tina Ginorio. Also present were Northern Lakes Fire District Fire Chief Pat Rilley, Hauser Fire District Commissioners Wes Michael and Shane Kamps, Kootenai County Fire & Rescue Deputy Fire Chief Dan Ryan, Timberlake Fire Protection District Division Chief Joshua Delamarian, East Side Fire District Fire Chief Jerry Lynn and Retired Fire Chief Dan Currie, Mica Kidd Island Fire District Commissioner Deputy Robert Bjelland, Gina Construction Representative Matt Gray, Galena Consulting Representative Anne Wescott, and Kootenai County Resident Rob Matue.

- A. **Call to Order:** Chairman Chris Fillios called the meeting to order at 10:02 a.m.
- B. **Changes to the Agenda (Action):** There were no changes to the agenda.
- C. **Business:**

**Anne Wescott of Galena Consulting Presentation on Kootenai County Fire & EMS District Impact Fees Recommendation from Development Impact Fee Advisory Committee (DIFAC) (Discussion)**

Galena Consulting Representative Anne Wescott stated that today she would be speaking in regards to seven of the Kootenai County Fire Districts and the Kootenai County Emergency Medical Services System (KCEMSS). She noted that Worley Fire District would be covered at another time. She added that St. Maries Fire District might join this project in the future.

Ms. Wescott displayed a map that outlined the different districts. She explained that rapid growth in the County was putting a strain on the Fire Districts' abilities to respond to calls in the desired amount of time. She said that in addition to needing more stations and apparatus, some stations were not ideally located to offer current levels of service in newly developed areas. She stated that longer response times could bring the risk of increased mortality, property loss and higher fire insurance premiums.

Ms. Wescott remarked that taxpayers had indicated a desire for new growth to pay for itself. She explained that impact fees were supposed to be implemented to maintain the current levels of service and were the best way to fairly assign the burden of the costs to new development. She also explained state statute that allowed the fees to be collected by cities or counties and how the fees were assessed and disbursed.

Ms. Wescott listed the seven basic questions the study was intended to answer:

- Who is currently serviced by the District?

- What is the current level of service provided by the District?
- What assets allow the District to provide this level of service?
- What is the current investment per household?
- What future growth is expected in the District?
- What new infrastructure is required to serve future growth?
- What impact fee is required to pay for the new infrastructure?

Ms. Wescott displayed the mathematical formula used to determine the Impact Fee per new unit. She went on to review the current service population, level of service and assets for the seven fire districts: Eastside, Hauser Lake, Kootenai County Fire & Rescue, Mica Kidd, Northern Lakes, Spirit Lake and Timberlake, along with KCEMSS. She then provided the projected growth for each area and their CIP (Capital Improvement Plan) costs.

Ms. Wescott went on to discuss the contents of the CIP for each of the seven districts and KCEMSS, including facilities, equipment and vehicles.

Ms. Wescott reported that the Development Impact Fee Advisory Committee (DIFAC) had recommended that the Kootenai County Board of Commissioners move forward with the two public hearings required to consider the adoption of the Capital Improvement Plans and Impact Fees, based on the study's finding. She said the Committee also recommended that the BOCC provide public outreach and education on the proposed impact fees prior to the required public hearings.

Civil Deputy Prosecuting Attorney Pat Braden commented that the Board, based on the results of public input, could choose to refrain from implementing the impact fees, adjust the proposal in some way or proceed as recommended.

Commissioner Duncan asked whether the County could hire an outside consultant to do the public education portion of the process and whether the cost for such could be charged back to the districts.

Ms. Wescott said this could be done if the Board decided that was the path they wanted to take. She indicated she could handle the outreach if they wished or they could proceed in any other way they considered appropriate. She confirmed that the cost could be referred back to the districts.

**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 2:28 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

BOCC SIGNATURE

BY: \_\_\_\_\_  
Tina Ginorio, Deputy Clerk