

**Minutes of Meeting**  
**Impact Fees Meeting with Mayors**  
**August 15, 2023**  
**9:30 a.m.**

The Kootenai County Board of Commissioners: Chair Leslie Duncan and Commissioner Bruce Mattare, met to discuss the following agenda items. Also present were Chief Deputy Treasurer Jill Smith, Community Development Director David Callahan, Planning Manager Ben Tarbutton, BOCC Executive Assistant Sara Masters, BOCC Communications Coordinator Jonathan Gillham and Deputy Clerk Tina Ginorio. Also present were City of Post Falls Mayor Ronald Jacobson, Legal Services Director Warren Wilson, Administrator Shelly Enderud, City of Hayden Mayor Scott Forssell, City Manager Brett Boyer, City of Coeur d'Alene Administrator Troy Tymesen, City Council Member Woody McEvers, City of Hauser Mayor Bill Ray, City of Rathdrum Mayor Vic Holmes, City Administrator Leon Duce, Attorney Emily Smith, TischlerBise Representative Anne Wescott, Coeur d'Alene Press Reporter Kaye Thornbrugh and Kootenai County Resident William Le. Ms. Wescott was present via teleconference. Commissioner Bill Brooks was excused.

- A. Call to Order:** Chair Leslie Duncan called the meeting to order at 9:32 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business:**

**Impact Fee Discussion (Discussion)**

Commissioner Bruce Mattare acknowledged that the question raised by the County Treasurer regarding retention of the interest charged on late tax payments had created an impediment to the consideration of impact fees by the City Mayors. He explained that the Treasurer, as an equal Elected Official, was not subject to orders given by the Board of County Commissioners. He asked that those present set aside that topic and address the issue at hand today.

City of Hayden Mayor Scott Forssell described his concerns regarding the formulas used to calculate impact fees for the Sheriff's Office and how the money collected could be spent. He remarked that Hayden was requesting more KCSO personnel and that, in a few years, the BOCC would be asking the City to pay 100% of the cost of fielding a Deputy. He listed questions related to dispatch and the Jail and added that they were not interested in participating in impact fees related to Parks & Waterways.

City of Post Falls Mayor Ronald Jacobsen voiced his agreement with Mr. Forssell's points. He remarked that he supported the concept of impact fees, but did not agree with the proposed methods of calculation.

City of Rathdrum Vic Holmes also voiced agreement with Mr. Forssell's statements.

Rathdrum City Attorney Emily Smith recounted the aspects of the impact fees to which she objected: the methodology of the calculation of the fees, the proposed system for collection of fees, the lack of an Advisory Board and an Intergovernmental Agreement.

Commissioner Mattare explained that they needed to achieve a greater degree of cooperation before steps could be made toward creation of an Advisory Board or Intergovernmental Agreement. He indicated that he hoped that all their concerns could be addressed in ways that would satisfy the needs of the cities and the County so that impact fees could be equitably put into place.

City of Coeur d'Alene Administrator Troy Tymesen pointed out the support given by all the cities to the Kootenai County Emergency Medical Services System and suggested using that as a model. He remarked that they would support an impact fee targeted for the Jail.

There followed a detailed discussion of impact fees as related to 911 Dispatch Services, the Kootenai County Jail and Parks & Waterways projects. This addressed methodology of the calculation of the fees and their application, as well as the creation of an Advisory Board and the statutes which guided such an entity.

City of Hauser Mayor Billy Ray expressed general dissatisfaction with the proposal as a whole.

Finance Director Brandi Falcon entered the meeting at 9:51 a.m.

TischlerBise Representative Anne Wescott affirmed that impact fees could not be used for anything "that did not have a useful life of at least 10 years." She explained the process she had gone through in developing the proposal as it currently stood.

Ms. Emily Smith voiced her concerns about the connection being drawn between increase in the community's population and the need to increase Jail capacity. She asked for documentation showing the correlation between the two factors.

Ms. Wescott agreed to collect more information regarding methodology and supporting documents for different aspects of impact fees, particularly as related to 911 Dispatch and Parks & Waterways, which would be shared with all participants.

Mr. Forssell suggested that the County not pursue the Parks & Waterways impact fees, based on the objections voiced. Additional options were discussed.

The meeting ended with Commissioner Mattare enumerating the list of items for further consideration.

Coeur d'Alene City Council Member Woody McEvers expressed satisfaction with the progress made so far.

- 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.

Kootenai County Resident William Le asked how administrative fees would be determined and distributed, as part of the impact fee processes.

Ms. Smith explained how similar administrative fees were handled in Post Falls.

**E. Adjournment (Action):** Chair Duncan adjourned the meeting at 10:57 a.m.

Respectfully submitted,

JENNIFER LOCKE, CLERK

BOCC SIGNATURE

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