

**Minutes of Meeting
Parks & Waterways - Airport
October 5, 2022
1:00 p.m.**

The Kootenai County Board of Commissioners: Chair Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda item. Also present were Airport Director Steven Kjergaard, Airport Administrative Secretary Kim Stevenson, Parks & Waterways (P&W)/Noxious Weeds/Snowgroomers Director Nick Snyder, Finance Director Brandi Falcon, Deputy Finance Director Keith Taylor, Civil Deputy Prosecuting Attorney R. David Ferguson and Deputy Clerk Tina Ginorio. Also present was Parks & Waterways Advisory Board Chair Doug Harris.

- A. Call to Order:** Chair Leslie Duncan called the meeting to order at 1:00 p.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business:**

Lakes Highway District Sub-Lease Agreement (Action)

Chair Duncan stated that some participants had been delayed, so she was placing the meeting into recess until 1:30 p.m.

Meeting placed into Recess at 1:01 p.m.

Meeting reconvened at 1:30 p.m.

Parks & Waterways (P&W)/Noxious Weeds/Snowgroomers Director Nick Snyder reviewed the history of this issue. He said Lakes Highway District (LHD) had leased property at the Airport and had announced plans to sublease the property to the City of Hayden to use for their Public Works Department when LHD moves to its new facility. He said his concern in this was the expenditures made by P&W related to the property lease.

Mr. Snyder stated that the original Lakes Highway District with the Airport began in 1994 and did not include any boat launches but, in 2015, the BOCC signed an addendum to the lease that included four boat launches and indicated that the County would pay rent for the use of the launches to LHD. He noted that the cost of the lease at the Airport and the cost of the payment to LHD for the boat launches balanced.

Mr. Snyder explained that, if the lease language was not changed, when the City of Hayden moved into that building and started to pay the sublet amount to LHD, LHD would actually be making a profit.

Mr. Snyder said he felt it was a bad deal for the County: P&W was providing a substantial service to LHD by policing those right of ways, providing boat launch services to all County citizens, cleaning and stocking the restrooms.

Mr. Snyder suggested the Board review the arrangement. He said the boat launches involved were at Bayview, Lower Twin, Boat Launch Maiden Rock (on Spirit Lake) and Upper Twin, with fees only being collected at Upper twin and Bayview. He said the cost to maintain those facilities was extremely high. He concluded by saying he did not think it was fair for P&W to basically pay the lease for any other agency.

Commissioner Chris Fillios entered the meeting at 1:36 p.m.

Deputy Finance Director Keith Taylor confirmed that P&W paid LHD \$25,611 per year as part of the 2015 lease addendum and the rent paid to the Airport by LHD was also \$25,611 per year. He remarked that, in effect, LHD was getting free rent. He said that, prior to 2015, there was no cost to the County for the boat launches.

Mr. Snyder said that, with Board approval, he would like to contact the District Superintendent, Eric Shanley, and discuss the situation.

It was generally agreed that Mr. Snyder would talk to Mr. Shanley and LHD, update them on the County’s concerns and bring additional information back to the Board.

Airport Director Steven Kjergaard reported that the City of Hayden’s Auditor may plan to purchase the building, but has not provided him with a timeline. He said normal Airport procedure would be to terminate lease and start over. He added that the lease contained some questionable language and had been done under the prior Airport Director.

Chair Duncan stated that Mr. Snyder had direction from the Board to meet with the parties involved and the sublease would be held in abeyance until more information had been collected. She suggested that Mr. Snyder tell LHD that the sublease had not been signed because the BOCC was reviewing internal documents.

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): Chair Duncan adjourned the meeting at 1:46 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

BOCC SIGNATURE

BY: _____
Tina Ginorio, Deputy Clerk