

**Minutes of Meeting
Commissioners' Debriefing
July 15, 2019, 2019
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 Staff Accountant – Fixed Assets Isaac Ohm and Deputy Clerk Ronnie Davisson. Also present were Contractor Shawn Riley, Coeur d'Alene Press Reporter Brian Walker and Kootenai County Resident ZoAnn Thruman.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 11:03 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business (Discussion Items):**

Fairgrounds Buckle Club Roof

Contractor Shawn Riley stated that the original roof over the Silver Buckle Club had not been covered by a building permit, therefore ICRMP (Idaho Counties Risk Management Program) would not cover its reconstruction, only the demolition of the broken roof. He said he had spoken to Fairgrounds General Manager Alexcia Jordan and was told they had found a contractor and arranged funding to put a more permanent roof over the Club. Mr. Riley said he had informed the Fair Board that the BOCC would need to affirm the decisions about the process before they could begin. He added that the Fair Board had assured him they would apply for the proper permits for the new roof; they planned to ask the BOCC to waive those fees.

Commissioner Leslie Duncan asked how the project would be funded. Mr. Riley said the Fair Board or the Fair Board and the Fair Foundation together would pay for it; the County would not be asked for money.

Mr. Riley estimated that the full cost would be about \$46,000. He reminded the Commissioners that, if the sum were less than \$50,000, the Fair Board would not be required by statute to collect three bids before deciding on a contractor.

Fairgrounds General Manager Alexcia Jordan entered the meeting at 11:07 a.m.

Ms. Jordan affirmed that the cost for the project would be less than \$50,000 and that the Fair Board would ask the BOCC to waive the permit fees. She also asked that the Commissioners do anything they can to expedite the process so it can be finished before the Fair begins. Ms. Jordan added that she had information on tenting the space if they had to, if the new construction could not be completed in time.

The Commissioners expressed their support for the plans as described.

Romer Building Process

Commissioner Duncan said she had received a suggestion from a Kootenai County Resident that, instead of using the Romer Building's location as a building site, the Annex could be torn down and the planned new building placed there. She noted this was not necessarily feasible, but she felt that the suggestion should be brought to the other Commissioners. She said this person had also suggested that the BOCC could be relocated to the Romer Building itself, rather than putting a new structure on the site. Chairman Fillios remarked that the Board had previously considered these ideas, but decided against them due to logistics problems and the huge amount of money it would take to render the building habitable.

Mr. Riley pointed out that building on the Annex site instead would require the County to lose a substantial amount of parking space.

Mr. Riley said that Civil Deputy Prosecuting Attorney Pat Braden had arranged a second round of bidding for the Romer Building. He reminded the Commissioners that the original bid, which would have required moving the building to another site, had not been successful. He said the second bid was ready for circulation when the Board desired and would allow for either the relocation of the building or its demolition and salvage. He asked how long the Commissioners wanted the bid process to be open.

Commissioner Bill Brooks expressed some doubt that an acceptable bid would be received for the building, regardless of the length of time allowed for it. He reported that a small group of people had been intensively lobbying the Board; he had gotten a call from one of them claiming that the "other two Commissioners were in favor of saving this building," which he knew was not an accurate statement.

After consideration, the Commissioners agreed August 13, 2019 would be the deadline for bid submission.

Parking Lot Bid Process

Mr. Riley said Welch Comer was ready to put both parking lots out to bid and just needed the Board's direction to proceed. He cautioned that there would probably be considerable inconvenience for customers seeking parking, especially at the DMV (Department of Motor Vehicles) and Driver's License Office while the work was going on. He suggested that all employees park on the street or in the North Lot to help alleviate this. He said they would begin work around the end of August and try to finish as quickly as possible.

The Commissioners directed Mr. Riley to proceed as he had outlined.

Silver Valley Community Resource Center Support Letter

Chairman Fillios stated he had met with Barbara Miller, a representative from the Silver Valley Community Resource Center. He reported she had been involved with the Superfund Cleanup process for many years and she had concerns about how it was being

handled. Chairman Fillios said she had sent him a letter that he had shared with Commissioner Duncan and Commissioner Brooks. Upon Commissioner Duncan's suggestion, he said he had also spoken with Terry Hargrave, the head of the Basin Commission. He reported that Mr. Hargrave had refuted almost everything in the letter. Chairman Fillios said he was pursuing some additional information on the matter and would like to defer the topic to a future meeting.

Commissioner Duncan offered to contact DEQ (Department of Environmental Quality) about the issue as well.

- D. Public Comment (Discussion):** 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.

ZoAnn Thruman, of 509 West Spokane Avenue, asked whether the Kootenai County Preservation Commission had been consulted about the Romer Building. She said she had spoken with Robert Singletary a number of times and he told her they were not.

Chairman Fillios said he told them himself what was being done with the building in one of their meetings some months ago and they had not taken any action. He remarked that the building was not on the historic registry and there had been no concerns expressed by the Commission.

Ms. Thruman said Mr. Singletary had told her the Commission was interested in procuring the building as the new home for the North Idaho Museum.

Commissioner Duncan asked if the Commission wanted to buy the building from the County. Ms. Thruman said she thought they did. Commissioner Brooks asked if the Board were contemplating selling the building and its associated lot. Commissioner Duncan and Chairman Fillios indicated they were not and they had received no formal request to buy it. Commissioner Brooks agreed and said he did not think that would have been in consistent with the expressed policy of the Board.

Chairman Fillios said the property had been bought specifically to get the land for construction of a new County building. He commented that the structure itself was not in good condition and Mr. Riley had estimated that it would cost at least \$200,000 to render it useable. He also stated that, as the building stood, it did not have enough space to serve the County's needs.

Ms. Thruman said she had about two hundred signatures in opposition to the County's plans for the building. She said she was not asking the Board to put the building back up for bid or to donate it to the Museum, but to see if something else could be done with it that would preserve it. She said it met all the criteria for a national historic building.

E. Adjournment (Action): Chairman Fillios adjourned the meeting at 11:52 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Ronnie Davisson, Deputy Clerk
