

**Minutes of Meeting
Buildings & Grounds
January 22, 2020
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 item. Also present were Buildings & Grounds (B&G) Operations Manager Greg Manley, Senior Staff Accountant Melissa Merrifield and Deputy Clerk Tina Ginorio. Also present were Contractor Shawn Riley, Representatives of Mountain Lake Music Conservatory Brittany Rotelle, Julienne Dance and Karin Wedemeyer, and Coeur d'Alene Press Reporter Jennifer Passaro.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 11:05 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business (Discussion Item):**

Discussion with Julienne Dance and Brittany Rotelle Regarding Using the Romer Building as a Music Conservatory

Chairman Fillios introduced Mountain Lake Music Conservatory Representative Julienne Dance and explained that she had a proposal to make to the Board regarding the Romer Building.

Ms. Dance related her extensive history with the local music scene. She presented her suggestion that the Romer Building be used as a music conservatory, outlining the benefits such a move would have for the community as a whole. She described her plan to offer music classes for children from early childhood on, ensemble work, collaborations with schools, master classes for teachers and programs for special needs students. She listed some of the improvements she would like to make to the building and its grounds.

Contractor Shawn Riley described the interior condition of the building and some of the repairs and improvements that would need to be made. He cautioned that, when the permits were requested, the City of Coeur d'Alene would conduct an extensive review of its own which would probably require additional work for ADA (Americans with Disabilities Act) compliance, water and sewer connection upgrades and other things. He estimated that it would cost about \$200,000 to do the renovations. He said he would send Ms. Dance a copy of the property inspection report.

Commissioner Bill Brooks voiced his enthusiasm for Ms. Dance's concept and indicated he would support it, so far as his responsibility to the best interests of the County permitted.

Chairman Fillios pointed out benefits to the County that could come from this use of the building. He noted that, if they leased the building and renovated it, then outgrew it in

the future, the building would be worth substantially more to the County than it was at present.

Ms. Dance speculated that, if the conservatory were a success, arrangements might be made to purchase the building outright from the County.

Commissioner Leslie Duncan noted that the County would have to obey requirements that it sell the building at a fair market rate.

Commissioner Brooks asked if the same requirements would apply to leasing the building. Mr. Riley said he thought they would and suggested consulting Legal.

Mountain Lake Music Conservatory Representative Karin Wedemeyer described the history of their school in Sandpoint. She stated that she was the Executive Director and co-founder. She said the school currently served 400 students, had 19 instructors and a full administrative staff. She added that they were fully accredited by WASC (Western Association of Schools and Colleges).

Ms. Wedemeyer described the positive economic impact the presence of their school had on Sandpoint. She stated they worked closely with the local school districts, cooperating in grant writing. She discussed the school's philosophy, mission and curriculum. She added that they had one instructor who was about to receive her Master's Degree and board certification as a music therapist and another instructor who was pursuing a Bachelor's Degree in that specialty as well.

Commissioner Duncan inquired about the school's probable parking needs. Ms. Dance provided a written estimate of parking requirements, based on the classes they would offer and their schedule.

Mr. Riley suggested initiating a discussion with the City about different aspects of the building's needs to see what things would have to be remedied right away and what could be delayed or waived. He agreed with Chairman Fillios that bringing in a contractor to give an estimate of the costs would be the next step. He added that they would need to consult Legal about details such as who would carry the insurance.

Chairman Fillios asked about their fundraising plans.

Ms. Dance replied that they had not planned an event yet, but had considered a number of strategies to attract donors and sponsors. She said she had done a fundraiser in the past herself, so she had experience.

Ms. Wedemeyer stressed the importance of wide publicity and on sharing the mission statement of the school with the community.

Commissioner Brooks noted that the County needed to move forward on the Romer Building and reminded those present that a deadline had been previously set for the end of March 2020.

Chairman Fillios stated that Mr. Riley would provide information on the property condition. He remarked that, since this was a government-owned building, the contractor they choose might need to have a state public works license. Mr. Riley and Chairman Fillios both agreed that Legal should be consulted about the exact rules that would apply to the process.

It was agreed that Ms. Dance would be the contact person for her organization.

Commissioner Duncan said she would submit the proposal to Legal to see if they could move forward. She noted that she was still interested in selling the property and that the City might want to buy it and lease it to the conservatory. She also indicated that she viewed their proposal favorably.

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. There was no public comment.

E. Adjournment (Action): Chairman Fillios adjourned the meeting at 11:58 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk
