

**Minutes of Meeting
Buildings & Grounds
June 10, 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 Finance Director Dena Darrow, Resource Management Office (RMO) Senior Program Manager Kimberli Riley, Buildings & Grounds (B&G) Operations Manager Greg Manley, Civil Deputy Prosecuting Attorney Pat Braden, BOCC Communications Manager Nancy Jones and Deputy Clerk Tina Ginorio. Also present were Contractor Shawn Riley and Kootenai County Residents ZoeAnn Thrumann, Ron Deady, Deborah Mitchell and Julienne Dance. Mr. Braden and Ms. Riley were present via teleconference.

- 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 (Action):**

Discuss Memorandum of Understanding (MOU) and Other Possible Options for Romer House

Chairman Fillios reported that Civil Deputy Prosecuting Attorney Pat Braden had not yet completed the MOU for the Romer House project. He said Mr. Braden was researching development statutes and had generated a list of concerns regarding the condition of the building. He noted that asbestos and mold were both present. He explained that this was not a situation in which the City of Coeur d'Alene would necessarily deny access to the building but there was a large potential liability to the County if people were allowed to occupy the building without the issues being fully investigated and remediated.

Contractor Shawn Riley confirmed that there was black mold present throughout the house.

Kootenai County Resident Deborah Mitchell asked why the mold had to be mitigated and what government entity ordered it.

Mr. Riley responded that the mold was toxic and the Department of Health created relevant standards.

Chairman Fillios quoted the relevant statute, §6-32083, which allowed a tenant to sue a landlord for damages related to health hazards. He added that there was case law in support of the issue as well.

Kootenai County Resident Julienne Dance stated that she had been advised by people who were experienced in renovating houses that there was no visible mold. She expressed her belief that mold would always be present in a house if moisture was

present. She disagreed that any of the issues listed presented a health hazard serious enough to prevent the leasing of the property under previously discussed terms.

Commissioner Bill Brooks added that lead paint, radon and out-of-code electrical wiring had also been found.

Commissioner Leslie Duncan stated that she felt the County could not permit anyone to occupy the building until the hazards had been mitigated. She cautioned Ms. Dance that they might get started on renovating the building and discover that the problems were far worse than predicted in the estimates they had received. She said she did not want to see their group find themselves unable to complete the project because they found the repairs to be much more expensive than expected.

Ms. Dance reported on their fund raising efforts.

Kootenai County Resident ZoeAnn Thruman asked if the County had a provider already under contract to mitigate mold in other buildings.

Mr. Riley responded that the County had not had mold issues in any other buildings. He noted that he excluded the Fairgrounds from his reply because they operated separately. He described the serious nature of the electric wiring problems and reminded those present that any contractors chosen would have to possess Idaho Public Works Licenses, in addition to their other qualifications, to be able to work on the Romer Building.

Commissioner Brooks expressed his unwillingness to approve a lease arrangement regarding the Romer building under any circumstances he could foresee. He suggested the group approach their sponsors and attempt to gather enough funds to buy the building.

Ms. Mitchell asked the Board's approval to hold fund-raising events on the lawn of the Romer House. It was determined that documents that would protect the County from liability in such a case could be generated.

There was a general discussion of placing the building up for auction as opposed to a private sale and the regulations in each case.

Finance Director Dena Darrow exited the meeting at 11:50 a.m.

Additional discussion ensued regarding requirements for holding a concert or other fund raising activities on the property.

Commissioner Brooks suggested extending the deadline to complete the group's efforts to acquire the Romer Building be extended to September 30, 2020.

Chairman Fillios confirmed that Mr. Braden would cease work on an MOU, since that would have directly related to a lease. He said that a unanimous vote of the Board would have been required to finalize the lease and, since Commissioner Brooks had voiced his refusal, it was no longer needed.

It was generally agreed that Mr. Braden would continue to research related matters, including possible deed restrictions the County could place on the property in case of a sale.

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 12:00 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk
