

**Minutes of Meeting  
Commissioners' Debriefing  
September 16, 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 Finance Director Dena Darrow, Staff Accountant – Fixed Assets Isaac Ohm, BOCC Senior Business Analyst Nanci Plouffe and Deputy Clerk Tina Ginorio. Also present was Contractor Shawn Riley.

- 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:**

**Clarification of the Debrief Meeting**

Commissioner Bill Brooks pointed out that the weekly Commissioners' Debriefing was not, by dictionary definition, a "debriefing." He suggested that another title be given to the meeting to ensure that the public would not be misled.

Finance Director Dena Darrow suggested it be called a "Status Update." There was general agreement with the suggestion.

**Coroner Construction Funds**

Commissioner Leslie Duncan suggested that the planned funding for the construction for the Coroner's Office be clarified.

Ms. Darrow provided the Commissioners with an updated Budget Performance Report illustrating how remaining funds would be transferred from FY2019 C Budget into Fund 11 for FY2020. She added that the transfer had been approved by Legal.

Contractor Shawn Riley commented that the Coroner's Budget had contained left over money from the design phase of the project that would be rolled over to the next fiscal year's construction budget.

All three Commissioners voiced understanding and approval of the process.

**Transfer of County Property under Idaho Code 31.808(7)**

Commissioner Duncan announced that a member of the Historic Preservation Committee had contacted her. She said the individual suggested a property swap, involving the Romer Building, with the City of Coeur d'Alene. Commissioner Duncan stated that she had contacted Coeur d'Alene Mayor Steve Widmyer and he had expressed interest and

support for the proposal. She asked the Board to consider delaying demolition of the building so that new options could be explored.

Civil Deputy Prosecuting Attorney Pat Braden entered the meeting at 11:11 a.m.

Commissioner Brooks asked what would be done with the Romer Building.

Commissioner Duncan said the City might offer another property for the County to build on as a trade or the County might be able to offer the Romer Building under a triple net lease for a restricted period of time.

Commissioner Brooks remarked that he thought it unlikely that someone would rent it and added that he felt it was an attractive nuisance. He said he would be concerned that kids would break into the building and get hurt or burn it down. He concluded that, if nothing came of these suggestions, it should be made clear to everyone that the building was going to come down.

Chairman Fillios expressed his doubts that someone would accept the triple net lease option and be willing to expend \$200,000 or more to make the building useable. Contractor Shawn Riley agreed and noted that, even if the building were made habitable, the basement would not be able to be used for office space due to having only one egress.

Commissioner Duncan reported that Mayor Widmyer had been enthusiastic about the possibility of the City using the building as shared offices for nonprofit organizations. She explained that if this were done, the City would do the renovation. Commissioner Duncan suggested that she continue to research and have Legal look into the conditions for the triple net lease as additional proof to the citizens that the Board had made every reasonable effort to preserve the building.

Commissioner Brooks suggested that a time limit of sixty days be placed on offering it for lease and, if no one expressed interest during that time, the County would proceed with demolition.

Chairman Fillios indicated he would be willing to explore further alternatives, so long as a reasonable time limit was imposed.

Commissioner Duncan agreed and promised to bring status updates to the Board each week.

Mr. Riley expressed his concern that, when permits were requested, unexpected and expensive code violations were sometimes discovered that must be addressed regardless of what happened with the original project. He offered as an example the sewer violation found in a neighboring building when the County requested a permit to build a pole barn. He added that other complications could come up, like additional parking space requirements.

There was general agreement to have Commissioner Duncan proceed as described.

**Veteran Services**

Commissioner Duncan moved that the Board enter into Executive Session pursuant to Idaho Code §74-206(1)(f). Commissioner Brooks seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

Commissioner Brooks: Aye  
Commissioner Duncan: Aye  
Chairman Fillios: Aye

The motion carried.

Chairman Fillios invited Mr. Braden to remain for the Executive Session.

The Board entered into Executive Session at 11:25 a.m.

**Executive Session pursuant to Idaho Code §74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. (Closed Session – Discussion)**

**Decisions/ Direction (Open Session – Action)**

Mr. Braden exited the Executive Session at 11:25 a.m.

Civil Deputy Prosecuting Attorney Jamila Holmes entered the Executive Session at 11:25 a.m.

The Board exited Executive Session at 11:35 a.m.

Commissioner Duncan moved that the Board exit Executive Session, with staff to proceed as discussed. Commissioner Brooks seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

Commissioner Brooks: Aye  
Commissioner Duncan: Aye  
Chairman Fillios: Aye

The motion carried.

**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 11:35 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

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

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