

**Minutes of Meeting  
Commissioners' Status Update  
September 22, 2020  
10:00 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 Community Development Director David Callahan, Airport Director Steven Kjergaard, Auditor's Office Senior Staff Accountant Melissa Merrifield, BOCC Communications Director Nancy Jones, BOCC Senior Business Analyst Nanci Plouffe and Deputy Clerk Tina Ginorio. Also present was Contractor Shawn Riley. Mr. Kjergaard was present via teleconference.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 10:00 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business:**

**Underground Fuel Storage Tank at Jail (Discussion)**

University of Idaho Extension Office 4-H Educator Sharla Wilson entered the meeting at 10:01 a.m.

Contractor Shawn Riley reported that additional testing had been done and the indoor air quality at the site was acceptable. He explained that another soil test would be done, drilling down rather than digging, and if it passed DEQ (Department of Environmental Quality) standards, nothing further would need to be done. He added that, if it did not pass, the DEQ had informed him that they would draft the environmental covenant. He said after that, the PSTF (Idaho Petroleum Storage Tank Fund) would write up a plan of action to be forwarded to the DEQ for approval and he would bring it back to the Board as an action item in a future meeting.

Mr. Riley noted that the deductible on this claim had already been paid, so insurance should cover the additional cost in full.

**Pending Items Status Review – List Attached (Discussion)**

**Romer Building**

Commissioner Leslie Duncan stated that bids for the Romer Building would be opened on September 29, 2020. She confirmed that there was a \$500,000 minimum bid.

Mr. Riley said that Cannon Hill was on standby, in case no acceptable bid was received. He stated the next step would be to have an asbestos test done and suggested it would be better if the building were demolished before the first snow.

### Citizen Advisory Committee

Commissioner Bill Brooks reported that the documents were almost ready for BOCC review.

### Fire Station at Fairgrounds

Chairman Fillios said that Legal was reviewing the paperwork. He commented that the offer made was for \$350,000.

### U of I Extension New Home

Commissioner Duncan said that they were waiting for Legal to finish reviewing the draft lease.

Ms. Wilson reported that they were packing up the contents of the old office, to get ready for the move. She asked whether the Extension could sell items they no longer wanted and use the money to buy new things for their new location. She said they would like to sell the old refrigerator, stove, dishwasher and cabinets.

Chairman Fillios stated that they were free to do as they liked with items the Extension Office owned. He suggested that Elections might like to purchase some of the things and said he would let Elections/County Assistance Manager Shelly Amos know.

Mr. Riley stated that the MOU (Memorandum of Understanding) had been sent to Civil Deputy Prosecuting Attorney R. David Ferguson for review. He commented that he had some changes he would like to discuss with Commissioner Duncan.

### Facilities Expansion

Commissioner Duncan reported that they would be opening bids next week for the RFQ (Request for Qualifications) for the architect.

Mr. Riley said he thought they would receive six to eight bids.

### PAC Airport Lease

Commissioner Duncan stated that this item was contingent upon the arrangements made regarding the Armory and the Office of Emergency Management (OEM). She said she planned to discuss the property split further with Civil Deputy Prosecuting Attorney Pat Braden tomorrow.

### Office of Emergency Management

Mr. Riley stated he planned to meet tomorrow with Cory Trapp from Longwell Trapp Architects and Community Development regarding this project. He said the bids for the renovation would be opened on September 29, 2020. He also announced that the asbestos test had come back negative.

Chairman Fillios confirmed that the renovations would be paid for through COVID grant dollars.

Mr. Riley said the work needed to be completed by December 31, 2020, unless the funding time limit was extended.

Airport Director Steven Kjergaard confirmed that they planned to handle the Armory parcel first, then work on the remaining twelve and a half acres they wanted to split off at a later date. He said he would get an estimate of the cost to connect to the Airport sewer.

Commissioner Leslie Duncan moved that the Board enter into Executive Session pursuant to Idaho Code §74-206(1)(c). Commissioner Bill 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.

The Board entered into Executive Session at 10:17 a.m.

**Executive Session pursuant to Idaho Code §74-206(1)(c) to acquire an interest in real property which is not owned by a public agency. (Closed Session – Discussion)**

**Decisions/Direction (Open Meeting – Action Item)**

The Board exited Executive Session at 10:52 a.m.

Commissioner Leslie Duncan moved that the Board exit Executive Session with staff to proceed as discussed. Commissioner Bill 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:** 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):** Chairman Fillios adjourned the meeting at 10:52 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

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

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