

**Minutes of Meeting**  
**Buildings & Grounds: Jail Expansion**  
**July 14, 2016**  
**1:30 p.m.**

The Kootenai County Board of Commissioners: Chairman Dan Green, Commissioner Marc Eberlein, and Commissioner David Stewart met to discuss the following agenda item. Also present were Treasurer Steve Matheson, Chief Deputy Clerk Pat Raffee, Finance Director Dena Darrow, Undersheriff Dan Mattos, Major Kim Edmondson, Captain Lee Richardson, Maintenance Supervisor Thomas Reed, Buildings & Grounds Director Shawn Riley, and Deputy Clerk Alicia Lynch. Also present were Longwell + Trapp Architects (LTA) representatives Cory Trapp and Robert Schmidt, citizens Bob Bingham, Carla Woempner, and Tina Kunishige, and Coeur d'Alene Press staff writer Mary Malone.

- A. Call to Order:** Chairman Dan Green called the meeting to order at 1:30 p.m.
- B. Changes to the Agenda:** There were no changes to the agenda.
- C. Old Business:** There was no old business discussed.
- D. New Business:**

**Discussion of Jail Expansion**

Buildings & Grounds Director Shawn Riley informed the Board that the City of Coeur d'Alene was requesting the Sheriff's office and Jail be de-annexed from the City and returned to the County. Chairman Green noted that the Fairgrounds were still on the County's tax rolls; he inquired why the Jail was not. LTA representative Cory Trapp explained that the City's policy was not to extend sewer and water services to entities outside of the City limits. He surmised that this was why the Jail was originally annexed into the City of Coeur d'Alene. Mr. Trapp added that the City had made a deal with the County that allowed the City to run a sewer line through the Fairgrounds and in exchange the County was allowed to use the line for the Fair.

Mr. Trapp said that de-annexing the property would not negatively impact the Jail Expansion, but he recommended that the County arrange a Memorandum of Understanding with the City regarding the Evidence Storage's water and sewer services. Mr. Riley reported that Community Development Director David Callahan was beginning the process with the City regarding additional buildings at the Jail. Commissioner Marc Eberlein asked how the change would affect the building permit and fees. Mr. Trapp replied that the County's fees would be paid to the County instead of to the City, and the County had the option to waive some of the fees.

KCSO Major Kim Edmondson said that annexing the Jail back into the County would affect the Jail's fire plans and would shift the reporting of Jail crimes from the City's Police to the County Sheriff. Undersheriff Dan Mattos asked Mr. Riley whether this change would benefit the County overall or be a disadvantage. Mr. Riley replied that annexing the property back into the County would be a benefit.

Mr. Riley reviewed the Jail Expansion drafts with the Board, Major Edmondson, and LTA representatives Mr. Trapp and Robert Schmidt. He said that the Jail Expansion plan would add a total of 126 beds, 28 of which would be for medical use. He added that a paved and plumbed shell would be built with the potential to add 108 beds at a later date.

Commissioner David Stewart asked whether it would be prudent to build the cells larger than the current standard to allow for future changes. Mr. Riley said the plan was to build the cells to the current standard.

Chairman Green asked what the schedule would be to move forward with the plans. Mr. Trapp replied that architectural billing would begin at the end of August 2016, construction drawings would be complete by January 2017, and the County could be ready to request bids from contractors in February 2017. Mr. Riley estimated that the extension would be open for business in May or June 2018. Chairman Green said he would not support paying for the Jail Expansion from the Fiscal Year 2016 budget.

Commissioner Stewart opened discussion regarding staffing the jail expansion. Undersheriff Mattos replied that each deputy's loaded salary was approximately \$52,000 annually, and that supervisors would also have to be hired. He added that it was unknown whether other facilities would continue to take the County's prisoners and if the same housing rate being paid now would be offered. The attendees debated whether staffing the extension would be a higher or lower cost to the County than transporting inmates to other facilities. Commissioner Marc Eberlein commented that he would prefer to spend money on housing prisoners at the County Jail because transporting prisoners raised the risk of escape.

Mr. Riley informed the Board that Legal was reviewing statute related to Contractor Managed General Contractors on larger construction projects. He said the County might be able to request qualifications for a contractor instead of having to choose the lowest bidder. He explained this would benefit the County because the Commissioners could choose someone with prior jail construction experience. Mr. Trapp added that all subcontracting would still go to the lowest bidders but having a jail experienced contractor would reduce change orders.

Chairman Green asked Mr. Trapp how much the County would be billed before October 1, 2016, the beginning of Fiscal Year 2017. Mr. Trapp replied that he would provide an estimate.

The Board supported moving forward with the proposed plan.

Mr. Riley said he would bring the Contractor Managed General Contractors discussion to a Commissioners' Debriefing after Legal's review.

- E. 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.

Citizen Bob Bingham commented that he was in favor of the more affordable Jail Expansion plan than what had been proposed in prior years. He asked whether the plans were available to the public.

Mr. Riley replied that the plans would not be made available to the public due to jail security. Major Edmondson noted this confidentially was standard procedure.

Chairman Green adjourned the meeting at 2:21 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

DANIEL H. GREEN, CHAIRMAN

BY: \_\_\_\_\_  
Alicia Lynch, Deputy Clerk

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