

MINUTES OF A REGULAR MEETING OF THE CITY
COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO,
HELD AT THE LIBRARY COMMUNITY ROOM

March 15, 2022

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room March 15, 2022 at 6:00 p.m., there being present the following members:

James Hammond, Mayor

Dan Gookin) Members of Council Present
Kiki Miller)
Dan English)
Woody McEvers)
Amy Evans)
Christie Wood)

CALL TO ORDER: Mayor Hammond called the meeting to order.

INVOCATION: Pastor Brock Hoyer with Journey of Hope Church provided the invocation.

PLEDGE OF ALLEGIANCE: Mayor Hammond led the pledge of allegiance.

PRESENTATIONS:

Our Gem Lake Survey Results: Sharon Bosley, University of Idaho, and Board member Jamie Bruner explained that the team focus is to preserve the lake health and protect water quality through community education outreach and stewardship. Ms. Bosley explained that local experts that serve on the team include representatives from the University of Idaho Community Water Resource Center, Coeur d'Alene Tribe Lake Management Department, Idaho Department of Environmental Quality, Kootenai Environmental Alliance, Kootenai County, Coeur d'Alene Regional Chamber, and CDA 2030. She noted that they have been providing articles to the Coeur d'Alene Press and offer a speaker's series, with upcoming events on March 28, 30, April 3, 4 at noon via Zoom. Ms. Bosley explained that they conducted a community survey that had 1020 participants. Some of the highlights of the survey responses included that only 28% knew that the lake was part of the EPA Bunker Hill superfund site, with no remediation activities taking place. Threats to the lake that were noted as highest concern included commercial development, heavy metals, and pollution from septic systems. Ms. Bruner noted that their top three goals for the year will be to educate citizens on the relationship to the Bunker Hill superfund site; share information regarding water quality improvements, and share information about the concerns of residential development around the lake. While they will continue to submit articles to the press and increase their social media presence, she encouraged the community to visit their website at www.uidaho.edu/ourgem for more information.

Councilmember English asked if the Bunker Hill superfund site will be a forever designation. Ms. Bruner noted that clean-up is on-going, noting that they started in the upper basin and will work their way downstream, and are now looking at the lower Coeur d'Alene River. Councilmember Gookin asked about the 2010 survey by Robinson and how can we account for the differences between the surveys. Ms. Bruner explained that they were seeking to garner a feel from the community rather than seeking statistically significant results. Councilmember Gookin noted that when they are asked to set policy, they would need more information on sample size. Councilmember Wood thanked them for the presentation and ongoing articles. She suggested future articles regarding what the City has done regarding discharge into the lake and the efforts made at the Atlas site to control erosion. Mayor Hammond also thanked them for their presentation and education to the community.

Regional Housing and Growth Issues Partnerships (RHGIP) Group Housing Update:

Councilmember Miller noted that the RHGIP group has been working on this over the past 14 months. She noted that they are in the process of an educational campaign. The top five issues that came forward from the community advisory committee was to preserve open space on the prairie, traffic, housing, protect water quality, and legislative actions. They are currently focusing on workforce housing for people that need to live where they work. They partnered with the University of Idaho who conducted a housing report that was recently released. Their mission is for home ownership to be achievable for the residents of Kootenai County, and to build and retain housing inventory for local workers.

Councilmember Miller introduced Maggie Lyons, Executive Director Panhandle Affordable Housing Alliance (PAHA), who noted that there are issues where the problem is assumed and move forward with solutions that don't meet the need, which is why they engaged the University of Idaho to research and provide data specifically for Kootenai County. They conducted stakeholder surveys, with over 3000 responses. They are working to create a formula to determine the percentage of local worker housing units needed. Additionally, they are working with realtors, developers, and property owners to explore voluntary funding. She reviewed the data regarding population and demographic changes that included a 23.7% increase in population between 2010 and 2020 within Kootenai County and that 54% of the buyers are from outside the region. Affordability reflects that in 2016, 75% of the citizens could afford the average home price and in 2021, 76% of the citizens cannot afford the average home. She noted that one key issue is that they can't control the demand, only the supply, so they have to focus on solutions for supply.

Gynii Gilliam, Executive Director of Coeur d'Alene EDC (Economic Development Corporation) explained there is a 2,353-housing unit deficit which is growing, and is equal to a 1–2-year supply. Some of the consequences of failing to address the housing needs include residents being displaced, housing units will remain unaffordable for the newest generations, a decrease in the quality of life, and economic impacts. She noted that currently there are 2,700 unfilled jobs, \$220 million GRP loss, \$159 million in lost wages, no new business, and companies are closing/relocating. The RHGIP team agreed that there is no one answer solution and no turning back the dial; however, some options include strategically increasing inventory, providing tax credits for fair market value, and potential policy changes. Ms. Lyons noted that the housing need includes homes in the \$200,000 to \$300,000 range, with a target of those in the 60% to

120% median income. The PAHA group worked in partnership with IHFA (Idaho Housing and Finance Association) in Post Falls for a low-income homeowner solution. She noted that there is an example in Bonner County of land and density opportunities from a land owner that is passionate about home ownership for the workforce, seniors, the disabled and residents of Sandpoint, and agreed to deed restriction for those qualifiers including that the purchaser must have been a resident for a minimum of two years. Other solutions include education on tenant owned property options, voluntary funding, encouragement of employer funded worker housing, and learning from what worked in other areas. Councilmember Miller noted that the MLS (Multiple Listing Service) stats for today was that the average home price was \$515,000, and not expected to slow down; which demonstrates the need to be proactive now. She noted that their website has many useful tools and information, located at www.RHGIP.com and encouraged people to get involved through volunteering and sharing factual information.

Councilmember English asked how one could control supply. Ms. Gilliam noted that contractors can create new units but can't always keep up, but it is clear you can't control demand, with Councilmember Miller noting that they can place some controls on who fills the demand. Councilmember McEvers thanked them for their work and noted it still costs so much per square foot to build something, which is where the costs come from. Councilmember Miller noted there is a subcommittee being led by Carrie Thorson to address mobile home parks. Ms. Gilliam noted that different home styles allow the developer to offer units at a lower price point while still making a profit. She noted they are looking at best practices throughout the nation. Councilmember Miller noted that the cost is increasing annually, but as they work with builders, they are coming back with creative solutions that will benefit workforce housing. Councilmember Wood noted she encountered some workforce housing options in Bend, Oregon that was nice, paid for through an affordable housing fee. Additionally, she noted that they have a down payment assistance program and thought the City could use some CDBG funds to help with the down payment. Councilmember Miller noted they are using Bend, Oregon as an example. Ms. Lyons noted that IHFA has funding for down payment assistance, which is why education needs to be shared to get the information out. Ms. Gilliam noted that some of the developers want to make sure their product goes to the workforce and are willing to set up deed restrictions on their own. Councilmember Gookin noted a recent article in New York Times that noted a national vacancy rate of 10%. The article cited Lending Tree, which ranked all states and Idaho has an 11% vacancy rate, so there are many moving pieces. If mortgage rates go up prices come down. Councilmember Gookin expressed concern with the ability to bring \$250,000 homes to market with the price of lumber and labor, noting that we are in a free market on land costs, and density is a politically unpopular issue. Ms. Gilliam noted that voluntary deed restrictions are a method of limiting investor homes within the Planned Unit Development (PUD), but not government mandated. She also noted that density can remain the same and housing clusters by design make a difference. Councilmember Miller noted that a property owner can voluntarily restrict a property sale, and if an investor home cannot be used as a Short-Term Rental unit they would be less interested. Councilmember Gookin felt that legislators could change the property tax structure and expressed concern with the term workforce housing and would rather focus on jobs and wages. He thinks the workforce housing could increase the asset limited income constrained employed (ALICE) population. Ms. Lyons concurred that there are some government funded constraints and wrong incentive to not increase wages. She reiterated that this is the ALICE population they are focusing on and will grow for the

community. Councilmember Miller noted that she will continue to answer questions and post them to their website.

MAYOR AND COUNCIL COMMENTS:

Mayor Hammond requested the affirmation of the appointment of Randall R. Adams as City Attorney.

MOTION: Motion by Gookin, seconded by Miller, to consent to the appointment of Randall R. Adams as City Attorney. **Motion carried.**

DISCUSSION: Councilmember Gookin explained that historically this position was an elected position but is now an appointed position.

The City Clerk, Renata McLeod, conducted the Oath of Office for City Attorney Randall R. Adams.

CONSENT CALENDAR: Motion by McEvers, second by Miller, to approve the consent calendar.

1. Approval of Council Minutes for the March 1, 2022, Council Meeting.
2. Setting of the General Service/Public Works Committee Meeting for March 21, 2022.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of a Public Hearing for April 5, 2022: V-22-01, Vacation of a Six-Foot (6') Strip of Right-of-Way Adjoining the Westerly Boundary Line of Lot 5 and the South Half of Lot 4, Block 12 of the Kaesmeyer Addition Plat.
6. Resolution No. 22-014- A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, DECLARING TWO VEHICLES USED BY THE POLICE DEPARTMENT TO BE SURPLUS AND AUTHORIZING SALE AT AUCTION, AND APPROVING A PURCHASING ENTITY ADDENDUM WITH U.S. BANK FOR THE CITY'S P-CARD PROGRAM.

ROLL CALL: Miller Aye; McEvers Aye; Gookin Aye; English Aye; Wood Aye; Evans Aye.
Motion Carried.

Council Clarification to Parliamentary Procedure to Require a Second to a Motion to Move Forward with Council Discussion. City Attorney Randall Adams noted that this is a Council preference and that legally it can be done either way.

DISCUSSION: Councilmember Gookin noted that he is opposed to making anything formal, as he believes that if no one else seconds the motion, the motion maker should let it go. Mayor Hammond noted that it should be accepted as a procedure so that it is non-contestable. Councilmember Gookin felt that authority would rest with the Mayor. Councilmember McEvers noted that it always worked to require a second. Councilmember English would like to require a second, in his history if you don't get a second it dies from a lack of a second. He has seconded items just because he wanted to allow the discussion. Councilmember Gookin noted that he fears this leads the way to adopting Roberts Rules of Order. Councilmember Miller asked where

would this go for clarification, where would this policy be held. Ms. McLeod noted that it would be captured in the minutes and shared with new Councilmembers as part of their onboarding packet. Councilmember Wood doesn't like Roberts Rules of Order as they are confusing and not followed, but this is not Roberts Rules of Order and she would support the adoption.

MOTION: Motion by Evans, seconded by Miller, to approve the parliamentary procedure that would require a second to a motion to move it forward for further discussion. **Motion carried, with Gookin voting in opposition.**

EXECUTIVE SESSION: Motion by Gookin, seconded by McEvers to enter into Executive Session pursuant to Idaho Code 74-206 (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.

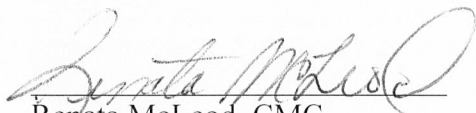
ROLL CALL: Wood Aye; Evans Aye; Miller Aye; McEvers Aye; Gookin Aye; English Aye. **Motion carried.**

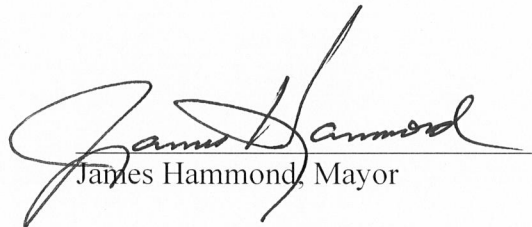
The City Council entered Executive Session at 7:14 p.m. Those present were the Mayor, City Council, City Administrator, City Clerk, City Attorney. Council returned to regular session at 7:24 p.m.

ADJOURNMENT: Motion by Gookin, seconded by McEvers, that there being no other business, this meeting be adjourned. **Motion carried.**

The meeting adjourned at 7:25 p.m.

ATTEST:


Renata McLeod, CMC
City Clerk


James Hammond, Mayor