

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

April 5, 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 April 5, 2022 at 6:00 p.m., there being present upon roll call the following members:

Jim Hammond, Mayor

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

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

**INVOCATION:** Pastor Aaron Richner with The Cause (CDA) Church provided the invocation.

**PLEDGE OF ALLEGIANCE:** Councilmember Evans led the pledge of allegiance.

**PROCLAMATION OF APRIL 2022 AS FAIR HOUSING MONTH.** Mayor Hammond proclaimed April 2022 as Fair Housing month with Lindsay Allen, Board President, CDA Association of Realtors accepting the Proclamation. Ms. Allen expressed appreciation to the City for its support and acknowledgement of Fair Housing Month, noting the importance of fair housing to the community.

**PROCLAMATION OF THE WEEK OF THE YOUNG CHILD APRIL 2-8, 2022.** Mayor Hammond proclaimed the week of April 2-8, 2022 as the Week of the Young Child, with Tonya Sears, President-elect, and Denise Ohrt, North Idaho Chapter Representative of Idaho Association for the Education of Young Children accepting the proclamation. They noted that they work closely with the local school districts and school plus groups and noted the need to appreciate teachers.

**PUBLIC COMMENTS:**

Dwight McCain, Coeur d'Alene, spoke in opposition of the docks at Harbor Center. He noted that there were docks there when it was a restaurant. He expressed concern that if the docks are not manned constantly, swimmers and sunbathers will use it. He recommended that the docks be built at the park area.

Jim Stafford, Coeur d'Alene, noted that he was the President of the Spokane River Association and founding member of River Friends 2019, the two (2) groups representing over 200 people that live along the river. He noted that the river is an average of 18' deep and 200' wide and that the traffic has tripled over the years and the owners are continually adding more docks. He believes the safety issues are large and is concerned about property damage. The commercial docks would increase the traffic and he does not believe it is worth the small amount of revenue to the City. He suggested a study of what is going on with the river before the City finalizes their decision.

Ali Shute, Post Falls, noted that she is the Executive Director of the Arts and Cultural Alliance and has served on the Coeur d'Alene Arts Commission over the past six years. She is in support of the Arts Commission member appointments. She noted that Katie Linder served on the Arts and Cultural Alliance board, is a long-time resident and an accomplished graphic design artist. Abby Light grew up in Coeur d'Alene, attended high school here, and received a Bachelor Degree of Fine Art from the University of Idaho. She noted several accomplishments and felt her experience would make her a valuable member of the Arts Commission.

Linda Wolovich, Coeur d'Alene, spoke in opposition of the dock request for proposals, noting her concern about the traffic over the Centennial Trail, the congestion at the dead-end street, and jet skis in the area along the swim area at North Idaho College (NIC). She does not think it is worth the \$30,000 revenue.

Seth King, Coeur d'Alene, stated that he is the CEO of Hayden Lake Paddle Board and Jet Skis and sees what happens with the rental companies at the 3<sup>rd</sup> Street boat launch. He is in support of the dock project, noting the proposed new docks are within a no wake zone. He noted that there are many people swimming off Tubbs Hill where large boats are launching and is the dangerous area for increased traffic. He noted that the rental agencies are launching boats every day at 9:00 a.m. at the 3<sup>rd</sup> Street boat launch. Additionally, the proposed new dock location would not be encouraging for swimmers and there would not be a conflict with the trail, as the parking would be above the trail with people crossing on foot. He believes this proposal is a great vision.

Linda Putz, Hayden, concerned about the intention of approving Abby Light to the Arts Commission as her art is a concern and doesn't reflect local family values which should be reflected on the Arts Commission.

Cathy Hoekendorf, Coeur d'Alene, spoke in opposition of the appointment of Abby Light as she does not represent a family friendly community.

Guy Cochran, Coeur d'Alene, has done security in downtown and wants to help in the community in any way and wanted the City to know he is available.

#### **MAYOR AND COUNCIL ANNOUNCEMENTS:**

Councilmember Wood noted that over the past few meetings she has listened to public comments that she believes has been a personal attack and denigrating toward a private citizen. She wanted

to clarify that she is denouncing that behavior and those comments as this citizen is stepping up and trying to volunteer for a commission.

Councilmember McEvers noted that it is compost give-away month. Wastewater Director Mike Anderson noted that the annual event, in which they give away free compost for residential use, will be held April 23-24, 2022. It is always a popular event, and he reminded citizens to bring their own shovels as it is a self-serve event.

Councilmember Miller noted the Library outreach team is working with Nexa to conduct weekly stem activities from noon to 3:00 p.m. at the school for all age groups. The Regional Housing Growth Issues Partnership group continues to do presentations to other municipalities and civic groups throughout the region. The website includes a weekly news update [www.RHGIP.com](http://www.RHGIP.com). This week they launched the Homeshare Kootenai County project, using a national template to match homeowners with renters and they continue to look for wins with local developers.

Mayor Hammond requested the confirmation of the following appointments: Ben Widmyer to the Parking Commission, Katie Linder and Abby Light to the Arts Commission, Jon Ingalls to the Design Review Commission, Bob Hallock, Bruce Martinek, and Erika Eidson to the Urban Forestry Committee, Mike Light to the Pedestrian and Bicycle Advisory Committee, and Warren Bakes to the Parks and Recreation Commission.

**MOTION:** Motion by Evans, seconded by English, to appoint Ben Widmyer to the Parking Commission, Katie Linder and Abby Light to the Arts Commission, Jon Ingalls to the Design Review Commission, Bob Hallock, Bruce Martinek, and Erika Eidson to the Urban Forestry Committee, Mike Light to the Pedestrian and Bicycle Advisory Committee, and Warren Bakes to the Parks and Recreation Commission. **Motion carried.**

**CONSENT CALENDAR:** Motion by Gookin, second by Evans, to approve the consent calendar.

- Approval of Council Minutes for the March 15, 2022, Council Meeting.
- Approval of the Minutes from the General Services/Public Works Committee meeting from March 21, 2022.
- Approval of Bills as Submitted.
- Setting of General Services/Public Works Committee meeting for Monday, April 11, 2022, at 12:00 noon.
- Approval of a Cemetery Lot Repurchase: Philip Eckhardt, Section A, Block 43, lots 11 and 12, Forest Cemetery.
- Approval of Final Plat: SS-22-02c, Kunkel's Corner.
- **Resolution No. 22-015** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE FOLLOWING: UTILITY EASEMENTS FOR AREAS 10 AND 12 FROM ATLAS MILL 10/12 INVESTMENT, LLC, AT ATLAS WATERFRONT FIRST ADDITION; DESTRUCTION OF PUBLIC RECORDS FOR THE WATER, MUNICIPAL SERVICES, AND FINANCE DEPARTMENTS; PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC., TO PREPARE THE WASTEWATER RATE AND FEE STUDY; VOLUNTARY REALLOCATION AGREEMENT FOR THE CITY'S SHARE

OF THE IDAHO STATE OPIOID SETTLEMENT ALLOCATION TO PANHANDLE HEALTH DISTRICT (PHD); RENEWAL OF LEASE AGREEMENT WITH LAKE COEUR D'ALENE CRUISES, INC., FOR THE COMMERCIAL DOCKS AT INDEPENDENCE POINT; AND THE SOLICITATION OF REQUESTS FOR PROPOSALS (RFP) FOR MOBILE FOOD CONCESSIONS AT ATLAS WATERFRONT PARK.

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

**APPROVAL OF THE SOLICITATION OF REQUEST FOR PROPOSALS (RFP) TO BUILD TWO (2) DOCKS AND PROVIDE BUSINESS OPERATIONS FOR PUBLIC WATER-BASED RECREATION NEAR THE HARBOR CENTER.**

**STAFF REPORT:** Parks and Recreation Director Bill Greenwood explained the Request for Proposals (RFP) to solicit interested businesses for proposals to build two (2) docks and operate the businesses that would provide water-based recreation for the public near Harbor Center and to authorize City Staff to select the most qualified bidder through a review team. Mr. Greenwood explained that he wanted to provide a recreational opportunity for the have nots and these docks would provide an opportunity to lessen the impact at the 3<sup>rd</sup> Street Boat Launch. In his staff report he noted that the 3<sup>rd</sup> Street Boat Launch is one of the busiest boat launches in Idaho, and is extremely crowded with members of the public and water sport rental companies. He noted that this area is within the Bureau of Land Management Master Plan, which specifically noted the docks in this location. The Parks and Recreation Department has a plan to reduce overcrowding on the 3rd Street Dock by advertising for commercial businesses to enter into agreements with the City to build a pair of commercial docks and operate two (2) separate water-based recreation businesses on the Spokane River. The proposal includes that the businesses that are selected would each build a dock with 26 slips in the dock system at their cost. The businesses would incur reduced lease costs for the first five (5) years to mitigate the cost of building the docks, with a minimum payment to the City of \$15,000 per year for each dock. After the initial five-year period, the City would receive a minimum payment of \$30,000 per year for each dock for the next five-year period. The renewal of this lease is optional every five (5) years. The proposal will help take some pressure off of the launch docks by having some of the boat rental companies not using the launch for their boats. This will allow the public greater access to this type of recreational experience while visiting the City. All funds from this agreement would be placed in the Parks Capital Improvement Fund which will help offset maintenance & repair cost and possible future construction related to waterfront needs. The approval of the agreement is predicated on the approval from Idaho Department of Lands on an encroachment permit.

**DISCUSSION:** Councilmember McEvers asked if the Wastewater Treatment Plant would have any effect on the use in that area. Mr. Greenwood noted that he talked to the Wastewater Director and the water meets national clean standards, so there is no effect. Councilmember Wood asked about some of the public comments, such as the concern for the docks being used by the public when the business is not there. Mr. Greenwood noted that he would talk with the businesses about safety protocols that would be in place, and assumed they would have some sort

of locking mechanisms. Councilmember Wood felt that should be incorporated into the RFP, and that the traffic on the river is a concern and assumes with the dock being at the mouth of the river the rentals would be headed to the lake. Mr. Greenwood noted that they could suggest to the vendor that the customer go to the lake and avoid the river, but can't mandate it. He noted that he has received many comments about how busy the 3<sup>rd</sup> Street Docks have been, so the rental companies that are using the public launch would be the one that would bid for this project and use the new location. Mayor Hammond asked if the docks would be modeled after what was there in the past. Mr. Greenwood noted that the application approved by the Department of Lands includes an A and B dock allowing two (2) separate businesses to bid the project, so the proposals would have to align with the permit. Mayor Hammond clarified that the request is to seek proposals via formal RFP and then the proposal would come forward to the Council. Councilmember English noted that he believes rental options are nice and is not in favor of denying people from going down the river. Councilmember Evans asked how staff came up with the \$30,000 lease amount. Mr. Greenwood noted that the minimum bid is \$15,000 per dock (similar to the 11<sup>th</sup> Street dock costs), although he suspects it will come in higher than that, and at the five-year mark the lease would double. These funds would go into the Parks Capital Improvement Fund. Councilmember Miller asked if there was a plan for how to keep the congestion down at the 3<sup>rd</sup> Street Dock, as a new company could come in. Mr. Greenwood noted that could happen and there isn't a good method to prohibit the activity. Mayor Hammond noted he previously lived on the river and lots of boats were launched at Post Falls and came back through at night, so this could alleviate that traffic. Councilmember Miller asked for staff to continue to look for ways to not add further congestion at 3<sup>rd</sup> Street once the docks are in place.

**MOTION:** Motion by English, seconded by McEvers, to Approve the Solicitation of Request for Proposals (RFP) to Build Two (2) Docks and Provide Business Operations for Public Water-Based Recreation near the Harbor Center.

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

**LEGISLATIVE PUBLIC HEARING: 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, KNOWN AS 514 S. 18TH STREET.**

**STAFF REPORT:** Engineering Project Manager Dennis Grant noted that the applicants, Paul and Susan Petroff, were requesting the 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 (514 S. 18th Street). The requested right-of-way was originally dedicated to the Public in 1907. This portion of 18th Street has an eighty-foot (80') right-of-way. By vacating the requested six-foot (6') strip of right-of-way, it would be more consistent with the right-of-way of a street south of Sherman Avenue. The right-of-way can be incorporated into the development of the adjoining property. All utilities are existing and in place, and there is no foreseeable use for this right-of-way. The Development Review Team was informed about this vacation. Although minor, this vacation would add 360 square feet to county tax rolls. Mr. Grant noted that he sent out 44 certified mailings with one (1) response received in favor of the request.

**PUBLIC COMMENTS:** Mayor Hammond called for public comments, with the following being heard:

Nathan Norman, Coeur d'Alene, noted that he owns two (2) properties in the area. He was originally against the request and now believes that he understands the request and will be also requesting the vacation of abutting parcels to keep it unified and others on the block may come in for a vacation of 10' not 6'.

Paul Petroff, applicant, noted that they could have requested 10' but they felt that 6' was enough, as it would give better access from the alley.

**DISCUSSION:** Councilmember English asked if there was something recently proposed in this area. Mr. Grant noted that two (2) other parcels had vacations last year. Councilmember McEvers asked if there were alleys. Mr. Grant noted that the owner wanted a larger turning radius for alley access. Councilmember Gookin asked if sidewalks will be required with Mr. Petroff noting he does not believe so. Councilmember Gookin noted that the 80-foot right-of-way for a street seems extreme, noting that people often think their property goes all the way to the street, but it doesn't due to the right-of-way. This request makes sense to him. Councilmember McEvers noted that the 80' was intended for horse and buggies.

### **COUNCIL BILL NO. 22-1003**

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, VACATING A PORTION OF THE 18TH STREET RIGHT-OF-WAY LOCATED IN THE KAESMEYER ADDITION, RECORDED IN BOOK B OF PLATS AT PAGE 129, RECORDS OF KOOTENAI COUNTY, COEUR D'ALENE, IDAHO, GENERALLY DESCRIBED AS THAT SIX-FOOT (6') WIDE STRIP OF LAND ADJOINING THE WESTERLY BOUNDARY OF LOT 5 AND THE SOUTH HALF OF LOT 4, BLOCK 12 OF SAID PLAT; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

**MOTION:** Motion by McEvers, seconded by Evans, to dispense with the rule and read **Council Bill No. 22-1003** once by title only.

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

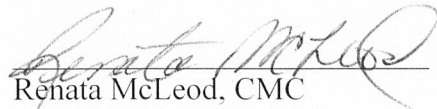
**MOTION:** Motion by McEvers, seconded by Evans, to adopt **Council Bill No. 22-1003**.

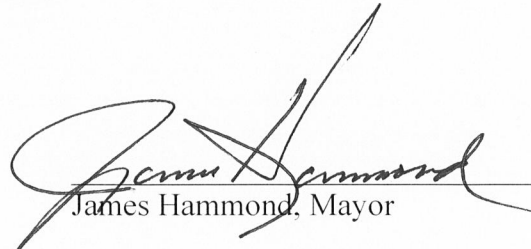
**ROLL CALL:** Gookin Aye; English Aye; Wood Aye; Evans Aye; Miller Aye; McEvers Aye.  
**Motion carried.**

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

The meeting adjourned at 6:58 p.m.

ATTEST:

  
Renata McLeod, CMC  
City Clerk

  
James Hammond, Mayor