

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

June 20, 2023

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 on June 20, 2023, at 6:00 p.m., there being present the following members:

James Hammond, Mayor

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

Dan English ) Member of Council Absent

**CALL TO ORDER:** Mayor Hammond called the meeting to order. Noting Councilmember Dan English as having an excused absence.

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

**PRESENTATIONS:**

**Proclamation** – Fire Department EMS Officer Steven Jones presented Life Safety Awards to the following: Amber Hollow, Lyle Hollow, Gabe Young, Officer Colton Grytness, Officer Matt Edwards, Officer Natalie Thomas and Supervisor Alan Winstead. He noted that on May 7, 2023 Dan Walk, survived a cardiac arrest, due to the selfless act of a young 12-year-old girl who found Dan unconscious and called for help. Several bystanders came to assist. Gabe Young, Amber and Lyle Hollow performed CPR until Police and EMS arrived. Two days later Dan walked out of the hospital thanks to the life-saving actions of these courageous people. Mayor Hammond thanked all for the quick reaction to saving Dan's life.

**ANNOUNCEMENTS:**

Councilmember Miller said she attended the joint government meeting today at NIBCA noting there was discussion on the health and quality of the aquifer and how building affects it. She mentioned that there are new projects wrapping up with the Housing and Growth Issues Partnership such as the ADU consolidation project and fundraising efforts. She also shared that the Garden District is hosting an open house tonight for the Idaho State Preservation Office to see if it qualifies for the National Register of Historical Places, which is the official national list of cultural resources worthy of preservation. She stated that on behalf of Mayor Hammond and the Coeur d'Alene City Council, they would like to lend their support and thank the Historic

Preservation Commission members and staff for their efforts in the Garden District nomination project. Neighbors, long time residents, newcomers and visitors alike treasure the historic places and quaint charm of Coeur d'Alene. They are very pleased that the homeowners in the Garden District are taking steps toward preserving the heart of Coeur d'Alene and keeping that charm and history alive and wish them continued success and appreciate all you have done for our beloved city.

Mayor Hammond announced that Municipal Services Director/City Clerk Renata McLeod has been working with ICCTFOA the Association for City Clerks/Treasurers. The association exists to provide education and certification to advance their skills. Renata has worked herself up to the State of Idaho Advanced Municipal Clerk designation. He stated that he wanted to recognize her efforts and expressed appreciation for her work.

Mayor Hammond requested the appointment of Mark Coppess, Tom Messina, and Lynn Fleming to the Planning Commission.

**MOTION:** Motion by Wood, seconded by Evans, to appoint Mark Coppess, Tom Messina, and Lynn Fleming to the Planning Commission. **Motion carried.**

**CONSENT CALENDAR:**

1. Approval of Council Minutes for the June 6, 2023, Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Approval of a Cemetery Repurchase from Richard Webb for Section RIV, Block C, Lots 230, 229 in the amount of \$1,000.00.
5. **Resolution No. 23-045 - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE FINAL PLAT, A SUBDIVISION IMPROVEMENT AGREEMENT, AN AGREEMENT TO PERFORM LANDSCAPE WORK, AND SECURITY FOR THE MAHOGANY LANE PLANNED UNIT DEVELOPMENT (S-5-21).**

**MOTION:** Motion by McEvers, seconded by Evans, to approve the Consent Calendar as presented, including **Resolution No. 23-045.**

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

**PUBLIC COMMENTS:**

Tom Berobe, Coeur d'Alene, commented that the Council failed in representing the citizens of Coeur d'Alene by approving the Coeur Terre development based on the requirement that the developers would provide 5% of the development to workforce and affordable housing. He said at the February 21, 2023 City Council meeting Councilmember McEvers stated "affordable housing whatever that means." Mr. Berobe said the Council has an obligation to define what that means and yet again you all sat there silently and gave the Kootenai County Land Company a blank sheet of paper to define what affordable housing means. Mr. Berobe said, Brad Marshall representative

for the development stated the company will be investing two and a half billion dollars on this project and the Council asked no questions on how they arrived at the number. The Kootenai County Land Company is investing two and a half billion dollars then they are planning on making twenty-five billion in profits. If you do the math by dividing the twenty-five billion dollars by the proposed 2800 units you would find the average price per residence is nine million dollars. Mr. Berobe said he and his neighbors feel their trust within the Council has been displaced.

Justin O'Connell, Coeur d'Alene, made comments regarding the World Triathlon Corporation dba Ironman making a profit on taxpayer's money.

Timothy Brosious, Broomfield, CO representing the Ironman Group thanked the Council and is looking for approval for the next three years to host the 70.3 Ironman Race which would go through 2026. An impact study was completed by the University of Idaho that will be provided to the Council.

### **RESOLUTION NO. 23-046**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN EASEMENT AGREEMENT WITH JSBC DEVELOPMENT COMPANY, INC., FOR AN UNDERGROUND STORMWATER PIPE TO REDUCE THE VOLUME OF STORMWATER THAT DISCHARGES INTO LAKE COEUR D'ALENE.

**STAFF REPORT:** City Engineer Chris Bosley explained that the City is currently constructing the stormwater outfall volume reduction project, located at Sander's Beach/Tubbs Hill area. The requested Easement will allow for the installation of a pipe that would allow excess stormwater flows from extremely large rainfall events to discharge to the existing outfall.

Councilmember Gookin, asked without the easement where would the water go? Mr. Bosley said they would have to detour the water into the dry wells at the north end of the parking lot back into the manhole. Mr. Gookin questioned why that was not in the original plan. Mr. Bosley stated he believes the consultants had no idea that the City didn't own the land when the parking lot was constructed.

**MOTION:** Motion by McEvers, seconded by Miller, to approve **Resolution No. 23-046** – Approving an Easement Agreement with JSBC Development Company, Inc. for placement of an underground stormwater pipe.

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

### **RESOLUTION NO. 23-047**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH DESIGN WEST ARCHITECTS FOR PHASE TWO, PERMITTING, BIDDING, AND

ADMINISTRATION, OF THE STREETS & ENGINEERING BUILDING REMODEL PROJECT.

**STAFF REPORT:** Street and Engineering Director Todd Feusier noted that the Streets & Engineering Department Maintenance Building on Ramsey Road was constructed in 1990. Professional Services Contract with Design West, in an amount not to exceed \$49,000.00, was approved on January 3, 2023. The proposed amendment, for Phase Two of the remodel project, will include: administration of the process for building permit applications; assistance with the project bidding process to attain a qualified contractor; site visits up to twice monthly, as required during the construction of the project to observe progress and provide any requested interpretations or clarifications. As a sub-consultant, they will include the services of Kartchner Engineering and KWR Electrical Engineers to provide plumbing, HVAC, and electrical drawings for the project. Costs are as follows: Permitting & Bidding \$5,100.00; Construction Administration \$39,600.00, equaling a not-to-exceed price of \$44,700.00. He noted the project has been budgeted in FY 22-23 in the amount of \$1,000,000, including construction costs.

Councilmember McEvers asked if the restrooms will be upgraded. Mr. Feusier stated that all the restrooms would be upgraded with new fixtures and opted to go with stained concrete versus flooring tile as it is less costly and easy to maintain. Mr. McEvers asked if the plans included an elevator and Mr. Feusier said that there will not be an elevator as the proposed plan meets the ADA requirements. Mr. McEvers asked where would current staff reside when construction starts and Mr. Feusier stated they have a secondary building they can crowd into. Councilmember Gookin asked how much an elevator would cost. Mr. Feusier stated it would be half the budget at \$500,000.00.

**MOTION:** Motion by McEvers seconded by Evans, to approve **Resolution No. 23-047** – Approving an Amendment to the Contract with Design West for the Streets and Engineering Remodel project.

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

**RESOLUTION NO. 23-048**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE BID OF, AND AWARDING A CONTRACT TO, POE ASPHALT PAVING, INC., FOR THE 2023 OVERLAY PROJECT IN AN AMOUNT NOT TO EXCEED ONE MILLION FOUR HUNDRED TEN THOUSAND EIGHT HUNDRED FORTY-SEVEN AND 50/100 DOLLARS (\$1,410,847.50).

**STAFF REPORT:** Street and Engineering Director Todd Feusier explained that the asphalt surfaces on Ramsey Road and Northwest Boulevard have deteriorated over the years and are in need of maintenance. The Streets & Engineering Department created a project to mill the existing surface and replace it with a new asphalt surface, prolonging the life of the corridor that receives over 30,000 trips/day. The project included a base bid for the area of Northwest Boulevard around the I-90 interchange and an add alternate bid for Ramsey Road between Hanley Avenue and

Kathleen Avenue. The project was formally bid on June 13, and the lowest responsive bidder was Poe Asphalt and Paving, Inc. with a base bid of \$753,730.00, add alternate of \$657,117.50 for a total of \$1,410,847.50. The project will be funded with the current overlay/chip-seal budget and \$300,000 from State Highway User Fees. Additionally, the City is working with the Idaho Transportation Department on a cost-share agreement since the area around the I-90 interchange is within their jurisdiction.

Councilmember Gookin asked when Atlas Road will be repaved with Mr. Feusier stating that it would be next year. Councilmember Wood asked when this project will start with Mr. Feusier noting it would begin at the end of this week and completed before Fall. Councilmember Miller asked if street closures for construction are posted on the city website. Mr. Feusier said not at this time but is working toward that in the future, currently, they use message boards and Facebook to get the word out to citizens. Councilmember McEvers asked if this section would be ground down, with Mr. Feusier confirming that it would be ground which reduces the cost. For a period of time vehicles will have to drive on gravel.

**MOTION:** Motion by McEvers, seconded by Miller, to approve **Resolution No. 23-048** – Approving an Agreement with Poe Asphalt Paving, Inc. for the 2023 Overlay Project.

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

### **RESOLUTION NO. 23-053**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING A STATE-LOCAL AGREEMENT WITH THE IDAHO TRANSPORTATION DEPARTMENT (ITD) FOR THE 2023 OVERLAY PROJECT.

**STAFF REPORT:** Mr. Bosley noted that this agreement was referenced under the Overlay bid award item. He explained that some of the area between North Ramsey Road and Northwest Boulevard are partially within Idaho Transportation Department's (ITD) jurisdiction; therefore, ITD has agreed to contribute \$400,000 toward the project. A State-Local Agreement is required by ITD in order to transfer the funding to the City. Poe Asphalt Paving, Inc., was the low bidder on this Project. The base bid encompassed the Ramsey/Northwest Boulevard corridor between Appleway Avenue and Lakewood Drive and totaled \$753,730.00. This is the section that is the object of ITD's contribution. In addition, there was an Add Alternate for a section of Ramsey Road from Hanley Avenue to Kathleen Avenue, for a total of \$657,117.50. The grand total for the entire project is \$1,410,847.50.

**MOTION:** Motion by McEvers, seconded by Miller, to approve **Resolution No. 23-051** – Approving a State-Local Agreement with the Idaho Transportation Department (ITD) for the 2023 Overlay Project.

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

## RESOLUTION NO. 23-049

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE TERMINATION FOR CONVENIENCE OF THE CONTRACT WITH LARIVIERE, INC., FOR THE TRANSMISSION LINE – CENTENNIAL TRAIL SECTION PROJECT.

**STAFF REPORT:** Assistant Water Director Kyle Marine explained that the 2012 Water Comprehensive Plan identified deficiencies in supply/capacity in the General Zone. It was also determined that a new source, or sources, capable of pumping 4000 gallons per minute would be required to adequately supply the General Zone. In 2021, the Council accepted the bid, and awarded a contract to, LaRiviere, Inc., for the installation of a new 18-inch water transmission main. Recently, due to circumstances outside of the City's control, LaRiviere determined that it was unable to complete the project by July 15, the Water Department's target date, in order to meet summer demands. In response, the Department, in consultation with the engineer on the Project and the Legal Department, decided that the only viable alternative was to terminate the LaRiviere contract "for convenience," to put the remaining portion of the Project out to bid, and to hire a new contractor to complete the Project by July 15. Termination for convenience is specifically provided for in the contract. Under the current contract, the City will pay LaRiviere for its work to date, together with certain costs and expenses to be determined. He noted that they have another contractor recommended to complete the project is under another agenda item.

Councilmember McEvers asked how do they get it under the bridge and Mr. Marine explained that it goes underneath the bridge on Atlas Road as it is city-owned property and not ITD. Councilmember Miller stated that the contract referenced other expenses so were there liquidated damages that came out of the amount of money that LaRiviere was paid that covers any work that had to be done? Mr. Marine said they will be paid for any work that has been done. Councilmember Miller asked if the new contract would exceed the original amount allocated for this project. Mr. Marine said it would not.

**MOTION:** Motion by McEvers, seconded by Miller, to approve **Resolution No. 23-049** – Approving the termination of a Contract for the CDA Transmission Project, with LaRiviere, Inc. for convenience.

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

## RESOLUTION NO. 23-051

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE BID OF AND AWARDING A CONTRACT FOR THE COEUR D'ALENE WATER DEPARTMENT TRANSMISSION LINE – CENTENNIAL TRAIL SECTION TIE-IN TO NORTH FORK LAND DEVELOPMENT, LLC IN AN AMOUNT NOT TO EXCEED \$34,460.00.

**STAFF REPORT:** Mr. Marine explained that this is the continuation of his early item, noting that he solicited informal bids for the completion of the CDA Water Transmission line -Centennial Trail section. Two responses were received with North Fork Land Development, Inc. providing the lowest response at \$34,460.00. It is a priority to complete this line in order to meet summer demands and recommends approval of the Contract with North Fork Land Development Inc., noting the department has funds within the capitalization fee line item.

**DISCUSSION:** Councilmember Gookin asked if the 33% reduction in pipe size would affect the water pressure. Mr. Marine stated that it would; however, the department has an option to utilize an existing well with a method to prevent overcharge of the system. Councilmember Gookin asked when the rest of it would be completed. Mr. Marine said they are looking at completing a portion this fall or later this year, depending on the size of ITD's expansion. Councilmember Gookin shared that ITD is expanding I-90 to three lanes and improving the off-ramp to Northwest Blvd to make it a smooth transition.

**MOTION:** Motion by McEvers, seconded by Miller, to approve **Resolution No. 23-051** – Approving a Contract with North Fork Land Development, LLC for the completion of the CDA Water Transmission line - Centennial Trail Section Project.

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

## RESOLUTION NO. 23-050

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE SECOND AMENDMENT TO THE HOST VENUE AGREEMENT WITH THE WORLD TRIATHLON CORPORATION AND THE NORTH IDAHO SPORTS COMMISSION FOR THE IRONMAN®-BRANDED TRIATHLON EVENTS, TO INCLUDE 70.3 EVENTS IN 2024, 2025, AND 2026, SETTING THE DATES THEREOF, AND ADJUSTING THE PAYMENT THEREFORE.

**STAFF REPORT:** City Administrator Troy Tymesen noted that the City began its relationship with IRONMAN in 2003. The participants and spectators have brought a great financial benefit to the businesses and citizens of the City. The most recent Agreement was entered into in 2019, for a three-year term that contained one full triathlon (140.6 miles) in 2021, and two half triathlons (70.3 miles). Coeur d'Alene is considered one of the most desirable locations for the IRONMAN events. As a result, the World Triathlon Corporation requested a full triathlon in 2023, in place of the half triathlon, and Council approved an amendment to the Host Agreement to that effect. The

proposed Second Amendment to the Host Venue Agreement is supported by the Downtown Association and the Chamber of Commerce. It will provide for 70.3 (half triathlon) events in 2024, 2025, and 2026, setting the tentative dates thereof, and reduce the fee paid by NISC to the World Triathlon Corporation to \$15,000. It is estimated that the cost to the City for the 2024-2026 IRONMAN events, based on past IRONMAN events, will be approximately \$28,000 for each of the 70.3-mile races.

Councilmember Evans stated she has benefited from the full Ironman twice and her husband once and confirms it is a fantastic event. Ms. Evans asked why the contract for the three years is for the 70.3 events versus the 140.6? Mr. Tymesen explained that part of the consideration was that Lake Coeur d'Alene doesn't warm up quickly and is not a great situation for participants, in addition to road impacts, and less training required for the participants with the smaller event. Councilmember Gookin said that when this came up last year he asked to have the Council involved in reviewing the Contract and that did not happen. He asked if the \$28,000.00 a year the city is obligated to pay is for public safety and parks. Mr. Tymesen said it is for Fire and Police overtime. Mr. Gookin said that this event is a for-profit, not a non-profit such as Car d' Lane or the Street Fair, and feels they should have to reimburse the City for the cost of the overtime. Councilmember Wood agreed the overtime should be funded by the Ironman event. Councilmember McEvers stated he looked at the fee as a balance because the event brings in \$12 Million dollars to the local businesses. Councilmember Evans would like to see the Impact Study and asked how the smaller event compares to the larger event. Mr. Tymesen explained that the larger event brings more spectators and stays are longer, which generates more gross dollars. The Ironman Foundation gives approximately \$20,000 to \$25,000 back to the non-profits that are help with the event. Mr. Brosious, representative of the Ironman Group, said a big change this year is that the Expo is open to local food vendors. He agreed to pay the \$28,000 for City overtime for the event.

**MOTION:** Motion by Gookin, seconded by Wood, to approve **Resolution No. 23-050** – Approving the Second Amendment to the Host Venue Agreement with the World Triathlon Corporation (IRONMAN®) and the North Idaho Sports Commission (NISC) with the modification that the contract would include the reimburse of the City for overtime for public safety in the amount of \$28,000.

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

### **RESOLUTION NO. 23-052**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AGREEMENT WITH PECK & PECK EXCAVATING, INC., FOR SITE DEVELOPMENT AND LANDSCAPING IMPROVEMENT AT THE NEW MUSEUM OF NORTH IDAHO SITE IN THE AMOUNT OF \$596,400.00.

**STAFF REPORT:** Parks and Recreation Director Bill Greenwood noted that a formal bid opening was conducted on June 15, 2023. The project includes site development and landscaping on city-owned land around the Museum of North Idaho. The JC White House improvements/renovations are privately funded. The available Ignite funding for the site



development & landscape enhancement is \$611,000 and the City of Coeur d' Alene is providing staff time to help with the management of the project. Two bids were received with Peck & Peck Excavation, Inc. providing the lowest responsive bid in the amount of \$596,400.00.

**MOTION:** Motion by Wood, seconded by Evans, to approve **Resolution No. 23-051** – Approving a Contract with Peck & Peck Excavating, Inc. for the Museum of North Idaho Site Development Project.


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

**RECESS:** Motion by McEvers, seconded by Evans to recess to June 26, 2023, at 12:00 Noon in the Library Community Room, located at 702 E. Front Avenue for a workshop regarding Fiscal Year 2023-2024 Budget. **Motion carried.**

The meeting adjourned at 7:31 p.m.

ATTEST:

  
Kelley Setters  
Deputy City Clerk

  
James Hammond, Mayor