

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

December 21, 2021

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 December 21, 2021, at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

**INVOCATION:** Pastor Mike Rima with Lake City Church provided the invocation.

**PLEDGE OF ALLEGIANCE:** Councilmember Gookin led the Pledge of Allegiance.

**STORMWATER MANAGEMENT RECOGNITION:** Director of Streets and Engineering Todd Feusier and City Engineer Chris Bosley gave an update regarding the US 95 swale project and introduced Justin Shaw with HMH Engineering. Mr. Shaw noted that they have their headquarters here in CDA and are the largest Idaho only firm. He noted that the US 95 swale project was an amazing project and the city staff were amazing to work with, which included Kim Harrington, Justin Kimberling, Mr. Bosley and Mr. Feusier. He presented the City with a framed article from Stormwater Magazine that featured the Northwest Boulevard project. This project allowed 210 acres of drainage to be removed from the river this year. Idaho Transportation Department allowed the City to use the property off Northwest Boulevard adjacent to US 95 for this swale. Mr. Feusier thanked the Mayor for his support and leadership during his term.

Mr. Bosley provided an update on upcoming projects that have been funded by the state and Department of Environmental Quality, with three out of the four projects submitted being funded. Projects include the outfalls at Sanders Beach and 11<sup>th</sup> Street Marina being removed. Thereafter, outfalls at Independence Point and the 3<sup>rd</sup> Street and the Mullan Avenue outfall removal in partnership with North Idaho College, University of Idaho, and Washington State University, who will help with innovative filter options. He provided an update on the Lacrosse Avenue project and will be looking to take the outfall point in that area off line after the first of the year. Councilmember McEvers asked if there is a certain formula used to determine how much water is being removed from the river. Mr. Bosley noted that there is a formula and they

try to design for a 25-year storm. Councilmember Wood noted that the project is wonderful and will have a positive impact on future generations and thanked the staff and engineers for their work.

**RON EDINGER RECOGNITION** - Councilmember McEvers noted that the CDATV Committee put together a video clip of some great memories with Ron Edinger, who dedicated 50 years of his life to service to Coeur d'Alene residents. He expressed condolences to his family for their loss and presented the video.

#### **ANNOUNCEMENTS:**

Councilmember Miller noted North Idaho Building Contractors Association has a monthly joint government meeting she attends, and that they will host an economic summit in May discussing housing issues across the Nation. The Regional Housing and Growth Partnerships Group will begin community presentations throughout the year that will provide a summary of findings and highlights from the University of Idaho housing study.

Mayor Widmyer requested the appointment of T. Douglas Lowe to the Historic Preservation Commission.

**MOTION:** Motion by McEvers, seconded by Miller to appoint T. Douglas Lowe to the Historic Preservation Commission. **Motion carried.**

#### **CONSENT CALENDAR:**

1. Approval of Council Minutes for the December 7, 2021 Council Meeting.
2. Approval of General Services/Public Works Committee Minutes from December 13, 2021.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of General Services/Public Works Committee meeting for Monday, December 27, 2021 at 12:00 noon.
6. Approval of the Annual Road and Street Financial Report for the fiscal year ending September 30, 2021.
7. **Resolution No. 21-074** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING THE FOLLOWING: AGREEMENTS WITH NORTH IDAHO COLLEGE, TESH, INC., UNITED WAY OF NORTH IDAHO AND ST. VINCENT DE PAUL NORTH IDAHO FOR USE OF CDBG PLAN YEAR 2021 FUNDING; DELCARDO VILLAGE SUBDIVISION FINAL PLAT, SUBDIVISION IMPROVEMENT AGREEMENT, AND SECURITY (S-3-20); AGREEMENT WITH H2E, INC. FOR REPLACEMENT OF SCADA SYSTEM AT THE WASTEWATER TREATMENT FACILITY; AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC., FOR THE SOLIDS HANDLING IMPROVEMENT PROJECT AND PURCHASE OF A 750 KW GENERATOR FROM WESTERN STATES CAT FOR THE ATLAS WELL, UNDER AN OPEN PROCUREMENT FROM ANOTHER AGENCY (SOURCEWELL).

**MOTION:** Motion by McEvers, seconded by Evans, to approve the Consent Calendar as presented, including **Resolution No. 21-074**.

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

### **RESOLUTION NO. 21-075**

#### **A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO ADOPTING THE HISTORIC PRESERVATION PLAN.**

**STAFF REPORT:** Community Planning Director Hilary Anderson noted that Katie Pratt, Northwest Venacular, Inc. presented the draft Historic Preservation Plan at the November 16, 2021 City Council meeting. She answered questions, and received feedback for final changes to the document since that meeting. She noted more details were added to the plan regarding infill and Core housing and a new action item related to artwork. Based on the final feedback, the Historic Preservation Plan has been updated and she seeks Council approval. Once the City Council has adopted the final plan, a copy will be submitted to SHPO for their files.

**DISCUSSION:** Councilmember McEvers noted that he appreciated the map noting the dates when buildings were built and wondered once the plan is adopted if homeowners would be able to choose not to be within a historic district. Ms. Anderson noted that a proposed overlay district would be similar to a special use permit and would need to be the majority of the neighborhood opting in to be allowed. However, the first step would be the adoption of a local ordinance or opt in for additional protections based on what the neighborhood would want. Councilmember McEvers asked about style of home within a historic district and the authority to tell a homeowner they can't change the style. Ms. Anderson noted that it would be customized by the majority of the neighborhood and would be based on opting in. Councilmember Miller noted that an area such as the Garden District had its boundaries established based on the County review that previously took place, but it doesn't mean it can't be expanded and/or create a new district without creating a new plan. Ms. Anderson noted that this plan just creates the groundwork for future discussions and does not contain any code amendments. Councilmember Miller noted that design review doesn't exist yet. Councilmember English supports this process and feels that there is always a need for balance so it doesn't come across as a super homeowner's association. Ms. Anderson confirmed that would be a separate step, such as looking at infill and overlay districts. Councilmember Gookin reviewed the infill section and noted some conflicting language. Councilmember Wood thanked the citizen committee that worked on this. Ms. Anderson clarified that Goal No. 4 doesn't include any references to specific organizations in this version. Councilmember Wood concurred the new language is good. Councilmember Gookin noted that the action items do include organizations. Ms. Anderson noted that those references could be amended.

**MOTION:** Motion by Miller, seconded by Evans to approve **Resolution No. 21-075** – approving the Historic Preservation Plan.

**DISCUSSION:** Councilmember Gookin noted that he loves to read the historic aspects of the plan, but still has concerns with the plan and what will happen going forward. Councilmember Miller noted that the committee members put together a news release regarding the plan that should be in the Press in the next couple of days.

**ROLL CALL:** McEvers Aye; Gookin No; English Aye; Wood Aye; Evans Aye; Miller Aye.  
**Motion carried.**

**A-1-21: A PROPOSED 21.6-ACRE ANNEXATION FROM COUNTY AGRICULTURE/LIGHT INDUSTRIAL/COMMERCIAL TO CITY R-17 AND C-17 REQUESTED BY APPLICANT: J.B. DODGE COMPANY, LLC; LOCATION: IMMEDIATELY NORTHEAST OF THE INTERSECTION OF HIGHWAY 95 AND WILBUR AVENUE - PURSUANT TO COUNCIL ACTION ON MARCH 16, 2021**

**RESOLUTION NO. 21-076**

**A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING AN ANNEXATION AGREEMENT WITH J.B. DODGE COMPANY, LLC. FOR PROPERTY LOCATED IMMEDIATELY NORTHEAST OF THE INTERSECTION OF HIGHWAY 95 AND WILBUR AVENUE.**

**MOTION:** Motion by Wood, seconded by Gookin to approve **Resolution No. 21-076;** approving an Annexation Agreement with J.B. Dodge Company, LLC for the annexation of a 21.6-acre parcel located immediately northeast of the intersection of Highway 95 and Wilbur Avenue; zoning from County Agriculture/Light Industrial/Commercial to City R-17 and C-17.

**DISCUSSION:** Councilmember Gookin asked about the note within the staff report about a future annexation and questioned if this item should wait until the other annexation presented to the Council. Ms. Anderson noted that the Highway District asked the City to take over the right-of-way after the annexation was approved. Councilmember McEvers noted that there was a reference to the property being used as affordable workforce housing; however, there were not conditions to that fact. Ms. Anderson explained that there were no proposed conditions at the Planning Commission meeting, as there is currently no legal tool that would allow the Commission to require it. She noted that there may be code brought forward in the future to allow for such conditions. Mayor Widmyer clarified that it is within the annexation process to include the deed restriction as an option. Councilmember Gookin explained that he voted against it at the previously held hearing and that the Council approved it at that time, so this is the final step in that process.

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

**COUNCIL BILL NO. 21-1025**

**AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED AS A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 51, NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY**

**DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.**

**MOTION:** Motion by English, seconded by Miller, to dispense with the rule and read **Council Bill No. 21-1025** once by title only.

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

**MOTION:** Motion by English, seconded by Miller, to adopt **Council Bill 21-1025**.

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

**A-3-21: A PROPOSED 4.18-ACRE ANNEXATION FROM COUNTY COMMERCIAL TO CITY C-17 REQUESTED BY APPLICANT: KOOTENAI YOUTH RECREATION ORGANIZATION, INC.; LOCATION: 3525 W. SELTICE WAY - PURSUANT TO COUNCIL ACTION ON SEPTEMBER 21, 2021**

#### **RESOLUTION NO. 21-077**

**A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING AN ANNEXATION AGREEMENT WITH KOOTENAI YOUTH RECREATION ORGANIZATION, INC. FOR PROPERTY LOCATED AT 3525 W SELTICE WAY.**

**MOTION:** Motion by Gookin, seconded by Miller to approve **Resolution No. 21-077**; approving an Annexation Agreement with Kootenai Youth Recreation Organization, Inc. for the annexation of a 4.18-acre parcel located at 3525 W. Seltice Way; zoning from County Commercial to City C-17 zoning district.

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

#### **COUNCIL BILL NO. 21-1026**

**AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED AS C-17, COMMERCIAL AT SEVENTEEN UNITS PER GROSS ACRE; 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 Gookin, seconded by Wood, to dispense with the rule and read **Council Bill No. 21-1026** once by title only.

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

**MOTION:** Motion by Gookin, seconded by Wood, to adopt **Council Bill 21-1026**.

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

**RECOGNITION OF MAYOR WIDMYER** – City Administrator Troy Tymesen presented a video clip providing highlights from the past 8 years of Mayor Widmyer’s term of office. Mr. Tymesen noted accomplishments from Mayor Widmeyer’s two terms of office to including 246 meetings with perfect attendance, the Atlas Waterfront Park, K-27 Memorial, East Sherman Revitalization, the Whitehouse relocation for the Museum, Coeur d’Alene Avenue Parking Garage and the rescue of the Hamilton House which is now used as a music conservancy. He demonstrated support of public safety with personnel and equipment without raising property taxes. He will remain on the Ignite cda Board. He recently received recognition as the Chamber Citizen of the Year. He thanked the Mayor’s family for giving their support over the past 8 years. Municipal Services Director Renata McLeod presented Mayor Widmyer with the official gavel from his term of office and a memory book of events and notes from his 8 years of office.

Mayor Widmyer noted that life has changed over the past 8 years. Although the Council doesn’t agree all the time, he believes it comes to the best decision in the interest for the community. He noted that Coeur d’Alene is his hometown, where he met his wife, and his roots are deep. He noted that he couldn’t have gotten through this job without the love and support of his family. He noted that the City has the best and most dedicated employees and that this job has made him a better person. He will continue to serve within the community making a difference.

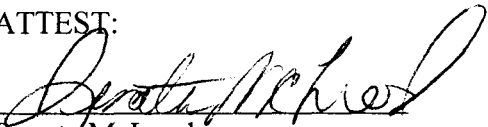
Councilmember Wood noted that he has been a good friend and supported her in seeking a Council seat. She is grateful for the Mayor’s leadership when Greg Moore was shot and how he dedicated time to rebuild the police team back up. Councilmember Gookin noted that it would be good to allow the Mayor another chance to break a tie vote by making the final motion a roll call vote.

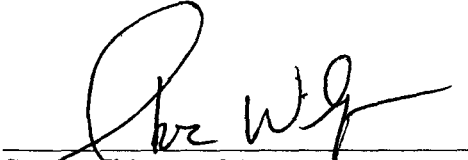
**ADJOURN:** Motion by Miller, seconded by Gookin, that there being no other business this meeting be adjourned and asked for a Roll Call vote.

**ROLL CALL:** Evans No; Miller Aye; McEvers No; Gookin Aye; English No; Wood Aye.  
**Motion carried, with the Mayor voting in the affirmative.**

The meeting was adjourned at 7:30 p.m.

ATTEST:

  
Renata McLeod  
City Clerk, CMC

  
Steve Widmyer, Mayor