

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

February 16, 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 February 16, 2021, at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

**INVOCATION:** Pastor Stuart Bryan with Trinity Church provided the invocation.

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

**UPDATE ON ALCOHOL VIOLATIONS-** Police Chief White presented a brief video of recent downtown alcohol related incidents. He noted that there is an abundance of occupancy in each bar, which is driving over service of alcohol and resulting in disorderly behavior, violent crimes, and many DUI's over the past year. He stated that most of the problems are occurring at several downtown bars from 10:30 p.m. to 2:30 a.m. on Friday and Saturday nights. He highlighted several items such as drug sales and gang activity coming over from Spokane. He noted that manpower is an issue and noted that in one (1) night they received five (5) fight calls within 5-minutes. He noted that there have been 16 sexual crimes that occurred in the downtown area over the past year. Chief White explained that their plan to address this will include working with the downtown bars and assigning additional officers to work overtime. The Community Action Team (CAT) and traffic unit have been redeployed to focus on the bar activity which reduces staffing for the day shifts, and causes delays in response times. He noted that the continued shutdown of bars at 11:00 p.m. in Washington is having a large impact on local bar activity. He expressed worry about a possible future event.

Captain Doty from Idaho State Patrol (ISP) noted that they cover the Alcohol Beverage Control division and have authority under the Idaho Constitution for the regulation of alcohol. He noted that cities have authority under the Idaho Code and can take administrative actions against licensees. They work cases related to gambling, over-service, after-hours sales, and sales/consumption of alcohol by minors. They travel to different districts throughout the state and noted that there are two (2) detectives assigned in North Idaho. He mentioned that Nampa,

Idaho is working on a point system for responding to calls. Once a point value is reached different penalties apply, including license suspension.

Councilmember Wood asked Captain Doty what the turnaround time was for an alcohol violation. Captain Doty explained that they need to check if there are criminal charges attached to the violation, which is the part that takes the longest amount of time. Otherwise, the administrative violation process will begin right away, with a desire to wrap it up within thirty days. Councilmember Gookin asked Chief White if establishing a curfew for bars to close at 11:00 p.m. would help. Chief White stated that they would not be seeing the same issues they are currently seeing if that were the case. He explained that the restaurant crowd leaves and the turn over to the bar crowd begins around 11:00 p.m. He noted the amount of proof needed for a violation against the license is high and has to be proven to be specifically caused by that bar. Councilmember Miller asked if Chief White had data to compare with last year's same timeframe. Chief White stated that he did not and noted that violations usually come and go based on weather, but they are seeing a difference in the crowd itself compared to last year's, which was smaller and more behaved. Councilmember Miller asked if the bar owners said how they want to engage. Chief White noted that the patrol lieutenants have been talking to the owners and they acknowledge the change in the crowds. Councilmember English noted that if there were any other situations in the city where we had to use a disproportionate number of resources, we would not tolerate it and we would find ways to bring it under control. He suggested that we mandate solutions where the problem is, such as hiring their own security force at a higher level than we have. This regulation would be similar to events in the park, where we require adequate security. Chief White thinks the bar owners are trying to do their part, although the scope of the problem within the bars that has gotten out of hand is due to the people already showing up intoxicated. Mayor Widmyer knows the bars have security but they are hired to protect the businesses interests, and they are trained to get the people out the door, and then it becomes a police issue. Chief White concurred the scope of the problem is just too large. Councilmember Evans asked if the bar owners offered up any solutions. Chief White noted there were no solutions brought forward. Councilmember Wood complemented the Chief on being a good tactical officer and knows this is serious and that there is a threat to officers. She noted that this will start the conversation and hopes for solutions that work, and that this can become an action item at the next meeting as the City needs to do something until Washington opens up. Mayor Widmyer asked if ISP can do training to help with educating staff and believes the bar owners want to solve this problem. Captain Doty confirmed they have training on their website that is free. He noted that one city within Idaho requires proof of such training for servers. He could look into bringing an instructor to provide in-person training. Councilmember Wood noted that she was curious about gang identification and asked if Spokane is working with the City. Chief White confirmed that the Spokane gang unit was in attendance this past weekend. Councilmember Wood asked if the Fire Department was receiving calls for service. Chief Gabriel noted that the Fire Department routinely gets calls for service downtown, and they don't go in bars anymore without police assistance. Councilmember Miller noted that we are about 90 days away from the summer season and wondered if there is an ordinance Captain Doty could share to be brought forward as she would like to see more information and solutions before Spring. Chief White noted that Nampa's program is intense use of staff time but the Council could make alterations of the licenses and do some suspensions. Councilmember Wood would like a timeframe to bring forward action. Mayor Widmyer suggested that this be brought

forward the second week of March. Chief White noted that the City has an existing ordinance and that we already have a process in place, which can be discussed at the next council meeting.

**PROCLAMATION FOR RED CROSS MONTH-** Councilmember Miller read the proclamation in which the Mayor proclaimed the month of March as Red Cross Appreciation month.

**ANNOUNCEMENTS:**

Councilmember Gookin noted that the Legislators are in session and they are activity looking to change the property tax calculation the City uses to set budgets and fund its services. He noted that he is unhappy with the proposal, as the problem isn't the City, rather it is the value of the assessment of one's property. He thinks the City is responsible with the tax payer dollars and it is rare the City takes an increase and often has a zero percent increase. He noted that this proposal will not lower one's taxes. Mayor Widmyer concurred that the increases are caused by the assessments and can provide examples of the tax shift. For example, if the commercial property taxes go down then the burden shifts to the residential properties, noting not one bill proposed resolves this shift. The Mayor stated that they talk about local authority being responsible for items such as COVID, but they want to make tax decisions without knowing our budget needs. Councilmember Wood wondered if there was a City committee that sends letters and wondered which communication method is working. City Administrator Troy Tymesen confirmed the City has a legislative committee and have written letters in the past and worked with other cities on a video and expressed that many cities are good stewards of the tax money and we are not getting a response that solves the problem. Mayor Widmyer noted that they are looking at a few cities that take 3% every year and making a law for everyone. He noted that the voters decide who the local representatives are and depend on them to be stewards of the tax dollars.

Mayor Widmyer requested confirmation of the following appointments: Jon Ingalls to the Planning Commission, Phil Ward to the Design Review Commission, and Katherine Hoyer to the CDATV Committee.

**DISCUSSION:** Councilmember Gookin requested the appointment of Mr. Ingalls be voted on separately.

**MOTION:** Motion by Gookin, seconded by McEvers to appoint Phil Ward to the Design Review Commission, and Katherine Hoyer to the CDATV Committee. **Motion carried.**

**MOTION:** Motion by Evans, seconded by English to appoint Jon Ingalls to the Planning Commission.

**DISCUSSION:** Councilmember Gookin noted that he hears concerns regarding growth and density and comments made by Mr. Ingalls, so he can't support the appointment. Councilmember Miller asked if the concerns are items that are within his control or outside of the state code. Councilmember Gookin clarified that it was not outside of the codes, rather growth density and protection of historic neighborhoods. Councilmember Miller noted that she

believes that Mr. Ingalls is doing his due diligence to uphold the code. Councilmember Gookin stated that he doesn't believe in the Planning Commission's actions and would not vote to reappoint others to the Planning Commission in the future.

**Motion carried with Gookin voting in opposition.**

**CONSENT CALENDAR:**

1. Approval of Council Minutes for the February 1, and February 2, 2021, Council Meetings.
2. Approval of General Services/Public Works Committee Minutes for the February 8, 2021, Meeting.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of General Services/Public Works Committee Meeting for Monday, February 22, 2021, at 12:00 noon.
6. Setting of a Public Hearings for March 16, 2021:
  - a. V-20-05 Vacation of Alley Right-of-Way Located in the Final Plat of Shaw's Subdivision in the City of Coeur d'Alene.
  - b. V-20-01 Vacation of a Portion of Excess Seltice Way Right-of-Way Adjoining the Southerly Boundary of the Coeur d'Alene Honda Auto Dealership & Tax # 3599 in the City of Coeur d'Alene.
  - c. A-1-21: A Proposed 21.6-acre Annexation from County Agriculture, Commercial & Light Industrial to City R-17 & C-17, Located at the Northeast Corner of Wilbur Ave and Hwy 95 Applicant: Dodge Heritage, LLC/JB Dodge Co. LL
7. **Resolution No. 21-009** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN EASEMENT FOR A SANITARY SEWER LINE IN THE DELCARDO VILLAGE SUBDIVISION FROM HARMONY HOMES, LLC.

**MOTION:** Motion by McEvers, seconded by Gookin, to approve the Consent Calendar as presented, including **Resolution No. 21-009**.

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

**RESOLUTION NO. 21-010**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH J.U.B. ENGINEERS, INC., IN THE AMOUNT OF \$453,449.00 FOR THE WASTEWATER DEPARTMENT'S SEWER COLLECTION SYSTEM MASTER PLAN UPDATE.

**STAFF REPORT:** Wastewater Superintendent Mike Anderson explained that the Sewer Collection System Master Plan (SMP) is a comprehensive study of the City's public sewerage conveyance system under existing, committed, and future flow conditions. JUB Engineers, Inc., is uniquely qualified to perform the hydraulic modeling and reporting for this SMP Update project. Subsequently, JUB was selected for this project in accordance with Idaho Statute § 67-2320(4) that allows for the City to negotiate a new professional services contract for an

associated or phased project. This project is a continuation of the last four (4) previous SMP updates where JUB has already collected, compiled, and built the hydraulic model using Info-SWMM® modeling software. He noted that the modeling assists with the City GIS system, they identify stormwater concerns and capacity issues. They help to identify budget needs and capital improvement projects. This project will take two (2) years to complete. The Department has budgeted \$200,000 within the current FY 2020/2021 financial plan and will budget the remainder of the contract price in FY 2021/2022. He noted that within the budget they allocated funding to potential future tasks. Once the modeling data has been gathered, they should have a draft plan within 6 months.

**DISCUSSION:** Councilmember McEvers asked if stormwater is still being slowly removed from dumping into the sewer. Mr. Anderson noted that large stormwater pipes ran through the City, which used to be needed to keep things moving. However, as the City grew the stormwater was no longer needed to keep up the flow, so they have separated stormwater from those systems and it is an ongoing project. Councilmember McEvers asked for clarity regarding who pays for growth related needs and the impact to our system. Mr. Anderson noted that growth pays for growth, and the payment is two-fold. For example, if a vacant lot already has infrastructure then CAP fees would be paid, if there is no infrastructure then the developer would be required to run the line to and through the property, and pay the CAP fee for the old infrastructure. Councilmember McEvers asked if the plan will change much after this fifth edition. Mr. Anderson noted the master plan identifies known problems and helps identify growth needs. Councilmember Miller asked if the plan would be coordinated with the growth proposed within the Comprehensive Plan update. Mr. Anderson noted that they wanted to wait for Envision CDA's Comprehensive Plan Update to be drafted in order to get some development of growth patterns before they moved forward.

**MOTION:** Motion by McEvers, seconded by Miller to approve **Resolution No. 21-010**, approving a Professional Services Agreement with JUB Engineers, Inc., in the amount of \$453,449.00, for the Sewer Collection System Master Plan Update.

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

### **RESOLUTION NO. 21-011**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO,  
ADOPTING THE 2021 PARKS AND RECREATION MASTER PLAN.

**STAFF REPORT:** Trails Coordinator Monte McCully explained that the City adopted the current Parks and Recreation Master Plan in 2008 and has implemented many of the recommendations. There have been many changes to the City since the 2008 Plan and an update to the plan is needed. The Coeur d'Alene Parks and Recreation Department created this plan in-house as opposed to contracting it out, saving approximately \$200,000. This plan inventories park and recreation facilities, as well as provides suggested recommendations for future parks by 2040. Although the plan is projecting for growth by the year 2040, the plan will need to be updated in 10 years to make sure we are meeting the needs of the community. The Department

is seeking to develop a plan that will provide the citizens of Coeur d'Alene the facilities and programs they need for outdoor recreation now and well into the future. Mr. McCully noted that after October 2020, they reopened the Master Plan to public comment and received another 500 responses from local residents. The new responses verified all the previous findings, with the exception of a strong show of support for more pickleball facilities, natural space, bike trails, and the addition of a water trail. These items have been added to the Master Plan. He provided an update on some of the accomplishments the department has had over the years based on public input such as trails, purchase of Person Field and Bryan Park, as well as, the development of a baseball field at Ramsey, and five (5) dog parks. They have added some maintenance buildings to assist with a better flow of maintaining parks. He noted that the level of service determines what the population needs/wants, and noted that the current level of service is 4.7 acres of developed parks per 1,000 residents, which does not include natural open spaces. They would like the level of service to be 5 acres of parkland per 1,000 population which would be at a build out population of 85,000 people. This level of service would provide a park within a half mile from any resident. He reviewed the cost of developing parks and the differences between small neighborhood parks. Adopting the plan does not oblige the City to allocate funds for implementation of the plan. When a project is identified, it is either funded by applying for grants, obligating development of facilities through new annexations, or requesting it be put in the budget in the future.

**DISCUSSION:** Councilmember English asked for clarity regarding what a pickle ball court is and who utilizes them. Mr. McCully noted that pickle ball is one of the fastest growing sports in the country, and that it is played on a tennis type court, but smaller, with a different type paddle and ball. He noted that there is a wide age group that plays the sport, many into their 70's. Councilmember McEvers asked if the standard of service accounts for those who don't live here but use our parks. Mr. McCully noted that it is based on local resident population. Councilmember Wood appreciates that the Parks Department took on the project internally at a \$200,000 savings and noted that there are two (2) other master plans being worked on and she hopes for a future Facility Master Plan, which she would like tied together with the other plans for a strategic plan tied to a budget. Parks and Recreation Director Bill Greenwood expressed appreciation for his staff's talent, specifically noting Mike Kempton, Jeff Erickson, and Monte McCully as having have carried this plan to fruition.

Councilmember Miller noted that it was confusing about natural parks not being included in the level of service and felt they should be documented somehow in the plan, as it was noted within the public survey results as highly desired. Mr. McCully stated that he sees the value of the open space and noted that the Urban Forestry Commission has been working on a plan for many years and recently completed it. They added it as a chapter to this plan rather than an appendix and it addresses needs for street trees. Councilmember Gookin noted that the natural parks/open space are important to include in the total, the 185 acres needed for parkland at the suggested level of service is a lot and would cost approximately \$88 Million. He noted that we can ask developers to put in parks with annexation or development. Mayor Widmyer asked Community Planning Director Hilary Anderson what the requirement is for parks space in developments. Ms. Anderson explained that it depends if it is a PUD, which would be a 10% requirement at a minimum and there are opportunities to waive impact fees for the dedication of parkland. Councilmember Gookin asked if the Council could amend the PUD code to change the

percentage of required parkland space. Ms. Anderson acknowledged that the Council could change the code to require it be open to the public as well. Discussion ensued regarding the gifting of land and the ways to fund its development. Councilmember Gookin expressed concern about the type of property donated and wants developers to put in developed parks and restrooms and would like the Council to make the rules that require it. Councilmember Evans noted that it was rewarding to read through the accomplishments and felt it was a great master plan. Councilmember Miller asked if they will include the natural open space into the plan. Mr. McCully confirmed it will be identified and noted within the plan, and will research the level of service for open/natural space. Mr. McCully noted that they could identify loosely where a park should go, and show the developer at the beginning of a project. Mayor Widmyer noted that within the past 20 years, the City has done a fantastic job of adding parks space.

**MOTION:** Motion by Evans, seconded by English to approve **Resolution No. 21-011**, approving the adoption of the 2021 Parks and Recreation Master Plan.

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

#### **LEGISLATIVE HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN FOR PLAN YEAR 2021.**

**STAFF REPORT:** Community Development Block Grant (CDBG) Specialist Chelsea Nesbit, noted that the City of Coeur d'Alene receives an annual direct allocation of CDBG funds from the U.S. Department of Housing and Urban Development (HUD). Every year the City is required to complete an Annual Action Plan (AAP), inviting the public to attend a public forum, prior to drafting the plan, to identify needs and then allowing the public four weeks to share comments on the posted draft plan. The 2021 AAP forum was held on January 14, 2020, via Zoom, followed by an online survey. Four weeks of public comment were held between January 14, 2021, and February 16, 2021, culminating in an opportunity for the public to comment at the February 16, 2021, Public Hearing. The draft 2021 AAP was advertised to the public in the following ways: Coeur d'Alene Press notice, City social media, website updates, and emails to 189 community stakeholders. The draft 2021 AAP outlines how the City intends to spend its CDBG funds and fulfill its program reporting requirements. The Plan Year 2021 allocation is estimated (based on prior year) to be \$339,375. Should there be an increase or decrease in funding by 20% a new budget will be created, made available for public comment, and brought before Mayor and Council for final approval. Ms. Nesbitt noted that the funding for projects is based on the greatest community needs identified in the 2021 AAP public forum, 2021 AAP survey, and BBC Consulting, Inc.'s 2015 Housing Needs Assessment and Housing Barriers Analysis. Funding includes an increase in the funding for the Lake City Center's Meals on Wheels program. It should also be noted that the anticipated 2021 funding does not include COVID-19 relief funds (CDBG-CV). If additional CDBG-CV funds are received, those would be handled through an amendment to the plan.

**DISCUSSION:** Councilmember McEvers asked how the City could have an impact towards affordable housing. Ms. Nesbit noted that we have approved a grant request with Habitat for Humanity for planning of a development, not to fund the construction, so it can help make the

project come to fruition. She noted that rental assistance could be another option. Mayor Widmyer noted that the largest funding source would need to be at a federal level, as these dollars can't make a huge impact; however, these funds can be used to leverage other grants. Councilmember McEvers noted that the Emergency Minor Home Repair and Accessibility Program (EMRAP) program keeps people in their homes. Councilmember English noted that Habitat for Humanity has changed their model to ensure the housing stock stays affordable through time. Councilmember Wood asked if there is a known dollar amount for housing that is considered affordable. Mayor Widmyer explained that the federal level is when a person spends more than 30% of their income toward housing, they are considered housing challenged. Councilmember Miller noted that the Association of Realtors has some data regarding available inventory. She asked if the item noted as emergency housing funding was for rent subsidies. Ms. Nesbit noted that the category could be for transitional housing or for temporary shelter for those in domestic violence situations and would be managed by other organizations.

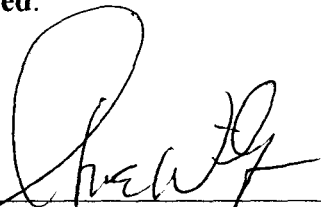
Mayor Widmyer opened public comments and, with none being heard, public testimony was closed.

**MOTION:** Motion by Gookin, seconded by McEvers to approve the Community Development Block Grant Annual Action plan for Plan Year 2021.


Motion carried

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

The meeting adjourned at 8:25 p.m.

  
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Steve Widmyer, Mayor

ATTEST:

  
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Renata McLeod, CMC  
City Clerk