

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

FEBRUARY 19, 2019

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 19, 2019 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

Woody McEvers)	Members of Council Present
Amy Evans)	
Dan Gookin)	
Kiki Miller)	
Loren Ron Edinger)	
Dan English)	Member of Council Absent

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.

PUBLIC COMMENTS:

Parking:

Tyler Lunde, Coeur d'Alene, expressed concern regarding the parking fees recently adopted for the McEuen parking lot. He noted that he posted an online petition and gathered approximately 5,800 signatures in opposition of the fee for 2-hour parking. He believes that McEuen Park should be a park to attract all and felt that charging the local residents will deter people from using the park. He noted that he found out that 60% of parking in downtown has two-hour free parking; however, when people move toward using the garage it will fill up quicker. He expressed a desire to use the park and keep the 2-hour free parking. He asked Council to consider that citizens that cannot afford to pay \$2 or \$3 a day.

Mayor Widmyer asked how many of the 5,800 signatures were citizens of Coeur d'Alene. Mr. Lunde noted that the majority of the signatures were from Coeur d'Alene and Post Falls, and he believes that it was about 4,000 of the signatures. The Mayor asked City Administrator Troy Tymesen to provide some information regarding the new fee structure. Mr. Tymesen noted that there is free on street parking in the downtown area after 6:00 p.m., and on Sundays and holidays. He noted that they are trying to draw folks to use the new parking garage; and, additionally, in order to utilize the license plate recognition software, there needs to be a fee for every hour. Using this technology would avoid the use of the kiosk, as the bulk of tickets are people that do not get a ticket out of the kiosk for the free first two hours. Mr. Tymesen noted

that McEuen was \$3.00 for the third hour and now there is one dollar per hour for hour one and two with the same cost of \$3.00 for the third hour. Councilmember Gookin expressed his belief that the software was the driver for the decision to raise the fee. Mr. Tymesen noted that they are trying to resolve the frustration of users wanting to avoid the kiosk. Mayor Widmyer noted that there is a need to have funds in the parking reserve fund to cover maintenance costs. For example, the normal recommendation is to have a reserve of \$25 per year per space; meaning the City would need more than \$50,000 per year in its reserve fund. He clarified that the idea behind the increase was to have a reserve fund for needed replacements. He noted that it is wise fiscal policy to have a reserve for replacement account and confirmed that there are still 1,200 stalls that have a free parking element. The Mayor also noted that the majority of people that pay for the parking will be tourists, so it is equal to a user fee rather than an increase in residents' property taxes. Councilmember Gookin requested the numbers regarding the need and what the estimated costs will be to ensure the City is meeting the Idaho Code regarding fees.

Steven Becken, Coeur d'Alene, noted that he was not in favor of the parking fee increase. He requested clarification regarding the City Hall parking lot fee proposal. Mr. Tymesen noted that proposed fee structure related to the City Hall campus is being reviewed by the Parking Commission to determine the implementation plan. They cannot currently assess the fee due to a lack of infrastructure and the need to determine how to offer passes for meetings and employees. The proposal was to allow two hours free, and that the Commission plans to look at the proposal this year and bring a proposal forward in 2020. Mr. Becken noted that he does not use his phone to pay for anything and he is not fond of the kiosk. He hopes there will be change. Councilmember Miller asked if there would there be signage for the 15-minute parking stalls at City Hall. Mr. Tymesen confirmed that there is 15-minute parking in front of City Hall that will remain in place.

Linda Wolovich, Coeur d'Alene, expressed concern that the fee decision was being driven by tourists, not the citizens. She expressed her desire to have two hours of free parking for residents. She said that when McEuen Park was built, the Parks Director at the time, Doug Eastwood, stated that upkeep would be handled. She felt that the best services enhancement would be to bring back the employee-operated booth with the dropping cross arms, because the kiosks are a pain. The Mayor noted that the arm system slows down vehicle exits during large events and many complaints were heard regarding that system.

Susan Snedaker, Coeur d'Alene, congratulated the City for working with the residents in midtown regarding the residential parking problems on Montana Avenue. She felt the fees adopted were done so with very little thought to the process and the impact it would have on the public. Additionally, regarding the City Hall campus parking, the kiosk locations still need to be determined, with payment options undetermined. She is concerned for the possible impact it would have on people attending public meetings that last more than two hours. She also noted the city should demand the Downtown Association comply with the maintenance of facilities within the downtown area pursuant to their contract as the items continue to deteriorate. Additionally, she noted that employee-parking passes should be taxable benefits and they should not be allowed to park free.

Richard Fiardo, Coeur d'Alene, thanked the City for making the community a fine place to live, as he moved here six years ago. He noted that he does not agree with parking fees as it seems like a violation of a promise. He wondered if the City can show data regarding the majority of people coming from out of town. He noted that the population keeps increasing, apartments growing, and thought the City should allow at least one-hour free. Mayor Widmyer noted that this is the first summer season that the new parking garage is going to be open, so the City will see the effect it will have on downtown parking.

A.J. Rugar, Coeur d'Alene, noted that he has worked for a food vendor that does vending at the "Live After 5:00" event in McEuen Park and said that it gets busy down there. He thinks that people come to the event as it is cheap and many people do not have a lot of money to spend. Therefore, he believes the increase will drive people away and felt that those with kids will have a hard time if they have to park further away. Mayor Widmyer noted there is no price change for those that park for more than two hours.

Rivers Edge Apartments:

Chet Gaede, Coeur d'Alene, noted that he wanted to provide some information regarding the River's Edge Apartment on-line petition, through the Change.org website, in opposition of the development that has over 8,000 names on it. He wanted to note a few of the comments from the petition. There were many notes regarding traffic concerns, and a lack of infrastructure needs for the project, such as water and wastewater; however, City staff has noted that there is infrastructure available to handle the project. He stated that he personally appreciated what the City has done to fix Seltice Way. Many people within the petition noted that the shoreline should be kept public; however, the entire shoreline is not currently in the hands of the public, but this project is the only opportunity to negotiate the shoreline. Others within the petition stated that apartments are not needed; however, the local apartments are all full. Mr. Gaede noted that it appears that all 8,000 people signing the petition do not like the project; however, he felt that is not true because the description is fear mongering and not a presentation of facts as it does not include that it will provide public access to the river and land to help develop Atlas. The answer is to go back and look at the Atlas planning input, which said the community is willing to trade shoreline access for density. It is up to the Council to determine what the right density will be. He cautioned the Council to consider what the social media polls are really saying and what they actually know about their input. He thanked the City for making this a pleasant and an attractive place to live.

Address to vacant lot:

Ricco Sciconi and Bree Barret, Coeur d'Alene, bought the lot with a storage unit on it and he wants to start a garden there, yet when he contacted the City to get water, he could not get an address for the lot due to the fact that if he got an address, he would have the ability to utilize the lot outside of city code. He does not want to build on the lot; rather, he just wanted to have storage and a garden. He would be willing to sign a waiver or agreement to ensure he does not build on the lot without a permit. The Mayor suggested he connect with Mr. Tymesen to follow up on this request.

Midtown:

Greg Johnson, Coeur d'Alene, noted that he was excited for potential projects in mid-town. He encouraged people living in the area to review the proposals that ignite received. He expressed concern how they will be leaving midtown when the district closes in three years and what the money will be used for at the end of the district. He acknowledged that there is not enough parking, as there are too many successful businesses, so he encouraged ignite to spend the dollars on the best spots.

ignite cda ANNUAL REPORT PRESENTATION: ignite cda Executive Director Tony Berns presented the 2018 Annual report. He reminded the Council that they have three districts now noted as the Lake, River, and Atlas districts. Mr. Berns explained that goals set within the past year remain on track. Highlights include public space acquisition, land use planning review within the Atlas Mill site, East Sherman and the health corridor, and the completion of the construction of the downtown parking facility. He updated the Council on board transitions, including the term expiration of long-term member Deanna Goodlander (18 years of board service) and the welcoming of new member Brinnon Mandel. He reviewed several projects including the Four Corners Master Plan which includes \$1.6 million in funding toward the Mullan Road element, trails, parking and \$1.9 million for the Memorial Park and Skate Park improvements. He noted that the Higher Education Campus initiative was a brown field redevelopment with a \$5.4 million investment in infrastructure including roads, trails, and intersections. He noted that the next step for the Higher Education Campus is a collaborative education facility with \$2.3 million in funding toward a total project cost of \$7.5 million paid for with education partners. Mr. Berns noted that the downtown parking facility is complete with a \$7.6 million investment, netting 350 spaces. The Stimson Mill site planning initiative brought forward the creation of the Atlas District. In 2019, ignite will work toward defining public improvements and design standards for future construction. He reviewed past projects including Riverstone and Mill River and explained that their financing was done through a Tax Increment Reimbursement Agreement. He noted that ignite has received two proposals from their Request for Proposals for the mid-town project that are currently being reviewed. Additionally, they have an infill partnership project for the Lake Apartments, which will bring forward 46 market-rate apartments. Mr. Berns noted that over the past year ignite hired a consultant and completed a performing arts feasibility study. Another large project was the Seltice Way revitalization with a \$4.5 million investment, which was completed in the fall 2018. He noted the long-term goals that include the topics of education, job creation and retention, housing, public space - creation of new and enhancement of existing, public parking, midtown vitalization, downtown vitalization, Stimson Mill site redevelopment initiatives, health corridor expansion initiatives, and East Sherman initiatives.

Councilmember McEvers thanked Mr. Berns and the ignite Board for their time and effort. Mayor Widmyer noted that the skate park funding was mostly funded by ignite cda.

ACEC AWARD FOR SELTICE WAY PRESENTATION: Matt Gillis, Principal with Welch Comer, Inc., noted that Welch Comer, the City of Coeur d'Alene and ignite cda have received a gold award for transportation throughout the entire state of Idaho for the City's Seltice Way project from the American Council of Engineering Companies (ACEC). He felt this project was unique due to the partners involved and availability of staff and leadership. He provided several

aerial photos of the past road conditions and of the final project, explaining that now there are buffered shared use paths that connect into the Centennial Trail. There are five transit stops throughout the corridor and they were able to repurpose trees that were removed within the project to build the transit structures, which is iconic of the historical logging industry of the corridor. They were also able to transform the Grand Mill and Atlas intersections. During the design phase, there were many concerns regarding large trucks being able to maneuver the intersection and Mr. Gillis presented a video of a large truck maneuvering the traffic circle with no complication. He thanked the City for their leadership and for allowing Welch Comer to be a partner in this project and presented the City with a plaque for the wall.

CONSENT CALENDAR: Motion by McEvers, seconded by Miller, to approve the Consent Calendar.

1. Approval of Council Minutes for the February 5, 2019 Council Meeting.
2. Approval of Minutes for the February 11, 2019 Public Works Committee Meeting.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of General Services and Public Works Committees meetings for Monday, February 25, 2019 at 12:00 noon and 4:00 p.m. respectively.
6. Setting a Public Hearing for March 5, 2019: V-19-01 – Vacation of a Portion of 5th Place Right-of-Way Adjoining the East Boundary of Lots 1 – 6, Block 1, Reid’s Subdivision of Block 33 in the City of Coeur d’Alene
7. Approval of SS-18-14c, Final Plat for The City Lofts First Amendment
8. **RESOLUTION NO. 19-006-** A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED CONTRACTS, AGREEMENTS, AND OTHER ACTIONS OF THE CITY OF COEUR D’ALENE INCLUDING: A SUBDIVISION IMPROVEMENT AGREEMENT, FINAL PLAT, AND SECURITY FOR THE BELLERIVE CENTENNIAL TRAIL RIVERFRONT ADDITION; RATIFICATION OF AN AGREEMENT WITH WESTERN STATES EQUIPMENT COMPANY FOR A WHEEL LOADER; A CONTRACT WITH SPECIALTY PUMP SERVICE FOR THE LOCUST WELL PUMP REHABILITATION PROJECT; A CONTRACT WITH NNAC FOR THE 2019 COMPOST FACILITY IMPROVEMENTS PROJECT; AND FUNDING FOR ADDITIONAL HOURS OF EMPLOYMENT FOR THE CITY’S COMMUNITY DEVELOPMENT BLOCK GRANT SPECIALIST.

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

A-2-18: A PROPOSED ANNEXATION OF 2.50 ACRES FROM AGRICULTURAL SUBURBAN TO R-1 ZONING DISTRICT, BEING TAX PARCEL #4952, E. FERNAN RD. PURSUANT TO COUNCIL ACTION ON DECEMBER 18, 2018

RESOLUTION NO. 19-007

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING AN ANNEXATION AGREEMENT WITH DAVE AND YVONNE PALMER.

MOTION: Motion by Gookin, seconded by Edinger to approve **Resolution No. 19-007**, Annexation Agreement with Dave and Yvonne Palmer for the annexation of 2.50 acres, being tax parcel #4952, E. Fernan Rd., zoning from Agricultural Suburban to R-1 zoning district.

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

COUNCIL BILL NO. 19-1002

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 17, TOWNSHIP 50, NORTH, RANGE 3 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 Gookin, seconded by McEvers, to dispense with the rule and read **Council Bill No. 19-1002** once by title only.

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

MOTION: Motion by Gookin, seconded by McEvers, to adopt **Council Bill 19-1002**.

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

MIDTOWN PARKING PLAN UPDATE

STAFF REPORT: Community Planning Director Hilary Anderson noted that a midtown parking study was conducted by Rich and Associates in September, 2018. Additionally, on November 6, 2018 the City Council gave direction to staff to proceed with the creation of a parking plan for Midtown that was to include the following 10 action items: Improve Existing Public Parking Lots; Work with ignite cda to Create More Public Parking in the Reid-Boise Corridor; Improve Signage Directing Cars to Public Parking; Improve Lighting in Alley Leading to Public Parking; Create Residential Parking Zones and Enforcement; Encourage Shared-use Parking in Private Lots; Create a Loading Zone for Deliveries; Marketing of Parking Lots; Identify Future Public Parking Lots; and, Work to Get Public/Private Parking to a 50-50 Ratio.

She noted that staff members from Administration, Planning, Streets & Engineering, Municipal Services, and Police have been meeting and working toward solutions to those action items. She informed the Council that they have been meeting with residents and midtown businesses. Staff is presenting a Draft Midtown Parking Plan for City Council consideration and input before further staff action. The plan addresses recommendations for the ten action items, and includes a status update for current efforts and future phases. Goal 1 included a need to improve existing public parking lots, including lighting, striping and asphalt repairs, which are currently underway. Goal 2 involves activity seeking additional land for parking and increasing lighting options through the alley; however, staff is waiting for ignite's review and recommendation of project proposals to finalize the parking use included in those proposals.

Ms. Anderson noted that the cost to light up the 4th Street Public Parking Lot is \$7,000, which includes the cost of the transformer. The City's Streets & Engineering Department will be working with Avista to extend power to the 3rd Street lot and will be repurposing light poles that are in storage to light up the 4th Street lot. The City is seeking assistance from ignite to purchase two additional lights for the 3rd Street Public Parking Lot that will match the two lights along the northern edge of the property. The final cost of improvements to the two public parking lots has not yet been determined. Staff is waiting to see if the land acquisition moves forward and until ignite makes a decision on the development proposals for their properties on 4th Street. These variables will affect the design, layout, and necessary parking lot improvements. There will also be a cost associated with signage in Midtown. On-street signs typically cost \$100-\$150 per sign if made by the Streets & Engineering Department. At least two signs will be needed for the loading zone to indicate the beginning and end of the designated loading zone. The proposed creation of a loading zone for deliveries was reviewed by public safety and determined a location along 4th Street would be appropriate. It would need to be incorporated into the city code, if the location is amendable to the Council. Additional signs will be needed for a Resident-Only parking area and the cost will be dependent upon the areas approved. Requests for Rectangular Rapid Flashing Beacon's (RRFB's) in the area were made and staff concurred that they would be a good addition to the area. The City can purchase a pair of RRFB's for \$7,000-8,000, for an approximate cost of \$16,000 for two intersections. Staff is seeking assistance from ignite to purchase the RRFBs. City staff would install the beacons at the two intersections, which would be an additional cost savings.

The proposed Resident-Only Parking Permit program was evaluated under a few scenarios for enforcement. Diamond Parking was not an effective option since they do not patrol after 5:00 p.m. and the Midtown area has activity day and night. Northern Security was also contacted for a quote for enforcement and would have ticketing authority; however, it was determined that contracting for such a small area would not be cost effective, as it would result in a net loss even with the cost of parking permits and violations. Therefore, it was determined that enforcement and ticketing would be done by the City's Police Department, with enforcement handled with prioritization based on calls for service and public safety needs. Staff could then analyze its effectiveness over a year period before creating a formal code amendment. Additionally, staff has been reviewing opportunities to share parking with private uses, such as Trinity Lutheran Church. Marketing of parking lots is something that will occur, with the use of maps and outreach to the businesses to post maps, etc. One easy solution is to update the downtown map to include the midtown map and make it readily available. Staff continues to work on the 50/50

ratio for public/private parking in the midtown area. Additional suggestions from staff include the creation of a midtown stakeholders association, similar to the Downtown Association. Ignite currently has signs that restricts overnight parking and restricts parking after 11 p.m., and have agreed to consider amending the signage to allow the lot to stay open until 2:00 a.m. Next steps include the review and integration of ignite's decision on a midtown development proposal, continuing to seek property acquisition, scheduling of a meeting with midtown stakeholders, and meeting with Trinity Lutheran Church.

DISCUSSION: Mayor Widmyer asked about the percentage of participation included in the pilot residential permit parking program and if it would be determined by street or for the entire project area. Ms. Anderson noted that staff is seeking Council input on that concept, and that either way of determining the percentages could work. Councilmember Gookin asked how many residents in total would be eligible for permits. Ms. Anderson noted that there were approximately nine homes on three different streets. Councilmember Gookin asked if the parcels had alley access and off-street parking. Ms. Anderson noted that she was not sure if they have alley access, but it seems that all parcels have off-street parking. Mayor Widmyer noted that the citizens on Reid Avenue have expressed some concern with people parking in front of their driveways, and the issue on Montana Avenue was an employee parking in front of their house. Ms. Anderson noted that there was input from two of the restaurant owners in opposition to the residential program and the lack of other available parking for patrons and staff. Councilmember Gookin asked if there have been any complaints regarding cars being pushed further into the abutting residential areas. Ms. Anderson noted she has not received any other complaints. Mayor Widmyer clarified that if 66% was based on street participation then it would take two homeowners out of three to determine the program for that street, and both homeowners on Roosevelt Avenue would need to participate; therefore, the residents could or could not participate in the program and he felt that it should be determined by street. Councilmember McEvers asked how many parking spaces are included in the proposed pilot program. Ms. Anderson noted that it would be approximately 10 spots, which is why no visitor passes were included in the proposal and the \$30.00 fee is consistent with the Fort Grounds parking pass program. Councilmember Miller thanked staff for their work and for working with the citizens; however, she has concerns about the pilot program as she feels there are many unanswered questions. She is concerned about the apartment complex on Reid Avenue taking over all the on-street parking and not fixing the issue for the other homeowners. Additionally, taking care of this parking area may move the problems one block over. She expressed concern that this program may have businesses making the same request later on, and then off Sherman Avenue or the Garden District, and who would oversee those requests? The Mayor noted that on Reid Avenue the apartment house would not qualify, as it is not in the proposed zone, which only includes the three residential single-family homes. Additionally, he noted that it is pilot program as it is complicated and there are ever changing issues. Councilmember Gookin noted that he would support the lighting of signs for the parking lot use and hopes it would make it an obvious available parking lot, which should resolve many issues. He noted that he has a lot of experience with residential parking permit programs, as he lives in the Fort Grounds. He felt it was important for the residents to know that there is a huge issue with enforcement and they may be calling the police a lot, as enforcement is complaint driven and response is based on priority of other calls and it may be a frustrating thing, and there is still no guarantee of parking in front of your house. He felt another solution could be to make it a no parking zone and that he is

concerned that it will just push people onto 5th Street. Councilmember Miller noted that she does agree that the City has to start somewhere, but there are still a lot of unanswered situations that will need to be dealt with as they come up.

MOTION: Motion by Evans, seconded by Gookin to direct staff to move forward with the Midtown Parking Plan to include the 66% participation by block within the residential parking pilot program and have a check in at the midpoint providing the Council an update in October. **Motion carried.**

EXECUTIVE SESSION: Motion by Gookin, seconded by Miller to enter into Executive Session pursuant to Idaho Code 74-206 (d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code, (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, and (i) to engage in communications with a representative of the public agency's risk manager or insurance provider to discuss the adjustment of a pending claim or prevention of a claim imminently likely to be filed.

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

The City Council entered into Executive Session at 7:54 p.m. Those present were the Mayor, City Council, City Administrator, and City Attorney. Council returned to regular session at 8:20 p.m.

MOTION: Motion by McEvers, seconded by Gookin to approve a Release and Settlement Agreement with Daniel O'Dell.

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

The meeting adjourned at 8:20 p.m.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, CMC, City Clerk