

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

December 1, 2020

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 1, 2020 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

INVOCATION: Pastor Kevin Schultz with the Vine Church provided the invocation.

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

2020-2021 ANNUAL SNOW PLAN PRESENTATION: Streets and Engineering Superintendent Todd Feusier provided a brief update regarding the leaf pick-up program. He noted that over seven days they collected 645 dump truck loads of leaves. They did have help from the Parks and Water Departments, so there were more trucks on the road. He noted that the Snow Plan provides citizens and staff a clear understanding of City snow removal policies and responsibilities. The Council's snow removal policies are recorded in the Snow Plan and distributed in various forms such as pamphlets, newspaper articles and made available on the City website. The Snow Plan is one of the department's means of educating the public on City snow removal policies. As the City continues to grow and more streets are extended, the City-wide plowing completion target will be 40 hours. Priorities continue to be hospital access, major arterials, hills and curves, then onward to secondary arterials, school bus routes, then residential streets. He reminded the citizens to remove garbage cans and cars from the street to allow for a wider plow of the streets. He reiterated that the snow gates reduce the berms but do not remove them completely. He noted that there is a form on the City website in which a customer can provide a snow removal concern. It is located at www.cdavid.org under the Streets and Engineering tab.

DISCUSSION: Councilmember Gookin noted that he gets questions regarding snow removal on the narrow streets with no driveways. He wondered what it would take to require an odd/even parking program for those areas. Mr. Feusier said that type of program has been discussed in the past, but it is hard to determine the benefit, as some of those streets are so narrow that it is hard

to fit the plows through with cars even parked on one side of the street. Councilmember Gookin asked how they deal with abandoned cars and at what point would they take action to remove those vehicles/trailers. Mr. Feusier noted that during a storm they would not have time to deal with it, but after the fact they would contact Code Enforcement to make contact with the owners. Last year they moved 12 or 15 cars from the downtown area. Councilmember Miller asked about what resources are available for people who are physically unable to remove the berms and/or cars, due to disability or age. Mr. Feusier noted that in the past they referred people to the Senior Center to get volunteers, but it is a little complicated with COVID this year.

MOTION: Motion by Gookin, seconded by Miller to approve the 2020-2021 Snow Plan.
Motion carried.

ATLAS WATERFRONT PROJECT UPDATE: Phil Boyd, President, Welch Comer Engineering, and Tony Berns, ignite cda Executive Director, provided an update regarding the Atlas Waterfront Master Plan and the triangle parcel development scenarios. Mr. Berns noted that the City previously transferred the Atlas Mill property to ignite for a more efficient land disposition process. He noted that they would like the City to transfer ownership of the triangle property to ignite for a similar disposition process. Ignite engaged their advising team to come up with land use scenarios that will be reviewed tonight. Mr. Boyd reviewed the master plan vision that includes support for preserving the waterfront as public space, balancing public and private funding, and the creation of unique and desirable community additions. He explained the land disposition process that included the developer agreements that are currently being completed. He reviewed areas 1 and 2, 6, 10, 12, and 13, that were sold as part of Phase 1. He noted that the desire for home type was a mixture; however, the final developer use is planned as 71% single family dwellings, instead of the mix of other types. He reviewed the Request for Proposal (RFP) process, submitted by developers for the purchase of the property. The original plan was to sell land in big blocks and they are looking for alternatives for the next round of RFP's that might provide more profit. He provided an overview of the 4.5-acre triangle parcel, noting that soils from that parcel are planned to be used to fill in the pits in areas 1 and 2. He noted a spot to the south of the property that has the fill needed to build roads, etc. and that would be the minimum needed to be transferred to complete the development of infrastructure. He reviewed several land use options including the expected revenues, including Option 1 which is all single-family dwelling; Option 2 with single family dwellings and townhomes; Option 3 with a few single-family dwelling areas with the majority of the area developed with townhomes; Option 4, 5, and 6 to include multi-family dwellings with a single loaded corridor that allows for views of the river, and hotel or office uses. He reviewed the options along with the estimated revenues based on the options for areas 16, 17, and 18. He reviewed the pros and cons, noting that Option 1 has the highest estimate revenues but the con of development of a lot is that it would net the same housing type.

DISCUSSION: Councilmember Wood noted that while the RFP process is not only based on price, it is a large part of the review. Mr. Boyd confirmed that in the first RFP process the product types were very similar and those awarded ended up being the highest priced proposals. Councilmember McEvers asked if the design presented for Areas 1 townhomes is the new style. Mr. Boyd confirmed the design was the developer's preference; however, in future phases there will be architectural standards included. Councilmember Miller asked if the intention was to

mine the triangle area to fill pits 1 and 2 sooner than previously expected. Mr. Boyd confirmed that he believes that is the case, and clarified that it would be their intention to fill pit 1 first. Councilmember Wood asked about product type mix and the need for that level of mix within the area as there are other housing types available in close proximity. Mr. Boyd felt that the mix of housing types would encourage an ownership product rather than rentals. Councilmember Wood asked the ignite board to be cautious about housing type mix and encouraged them to maximize revenue of the property to ensure pay back of the debt on the land. Mayor Widmyer asked if the projected revenue includes the lots already developed. Mr. Boyd explained that it does not include already developed parcels. He noted that once the material is mined out of the area it creates lot options for the lower triangle piece and provides an area to bring the road through. Councilmember Wood asked if there was a 10-year forecast of tax increment of the future development. Mr. Boyd noted that the financial feasibility study has the data set for each density and that can be determined and provided to the Council. Councilmember McEvers commented that the piece is small compared to Riverstone and he is more worried about getting the revenue back to pay the debt on the land.

Councilmember Miller asked if Council action is needed to remove the small portion of the triangle for fill. Mr. Boyd confirmed that if the City wants to keep the triangle piece, the smaller piece could be sub-divided and transferred separately. Mayor Widmyer asked if the drawing is based on its inclusion in a Planned Unit Development (PUD). Mr. Boyd confirmed it was based on a PUD. Councilmember Wood noted that she likes the single-family density and the inclusion of a PUD based on the debt that needs to be paid back and the desirability of the property. Mayor Widmyer noted that this item will be placed on the next Council Meeting Agenda and within the next few weeks Council may provide any additional questions to Mr. Boyd to be included in that meeting. Councilmember Evans thanked Mr. Boyd for the information. She noted that she believes this is a unique opportunity for meeting the housing needs of the community and likes the diversity of product in Options 2 and 3 and would provide character to the project. Councilmember Miller would like to make sure the southern tip of the triangle is utilized for fill and that the missing middle housing project and the survey results noted that people want mixed-use housing types. Retirees like smaller housing and she would like more input on how to address the missing middle information, and the detailed long-term financials for tax increment. Mayor Widmyer noted that it will be difficult to fit missing middle into the project based on price points. Community Planning Director Hilary Anderson noted that the missing middle is a housing type, not a price point. She explained that by virtue of housing choices, it does help provide affordability into the market. She noted the example of the housing development of Kendall Yards in Spokane. Discussion ensued regarding house choice options versus affordable housing. There were several comparisons between live/work units versus affordable housing provided. Public input noting a desire for a diverse mix of housing types was provided at the beginning of the project.

Mr. Boyd said that he would run the scenarios out regarding revenue and tax increment. Councilmember English said that he is a proponent of affordable housing; however, the Atlas area is a postage stamp size compared to the community-at-large, and this may be a balancing act. Councilmember McEvers concurred that this is a little project compared to Riverstone, which provided high-end housing near the river. This appears the same way in that the missing middle would be developed away from the water front. He believes they should get the most

money out of the land to pay for the debt and reiterated that the riverfront was saved for the community. Mayor Widmyer asked for clarity regarding what is planned for the Mt. Hink area. Mr. Boyd said that they could separate out fill to be used as top soil and remove rocks, etc. by using a process they tested out on the project. By using that system, the City could sell the top soil and get some revenue off of selling soil, which could be as much as \$600,000 (which could be used for remediation) and may take several years, but would create a flat area that could be developed. Mayor Widmyer asked if there would be remaining unsuitable materials. Mr. Boyd confirmed that there may be 60 feet of unsuitable materials underground; therefore, it may be better suited for recreational areas. Mayor Widmyer expressed concern about home owners at Area 7 wanting to know what is going to happen there before they buy, so there needs to be a plan for that area in the near future. Discussion ensued regarding what can be done in the Mt. Hink area, including recreation uses such as an amphitheater or arboretum. Mr. Boyd requested the transfer of the bottom triangle piece to be discussed at the next Council meeting.

COUNCIL COMMENTS:

Councilmember Miller noted that the Historic Preservation Commission has planned a presentation from the Museum about their roll out plan and wondered if Council would like to see the presentation. The Library Foundation has autographed Mudgy and Millie merchandise for sale online at <http://mudgyandmilliecom.square.site/> which will be available by Christmas.

Councilmember Evans said that the City conducted a recent call to artists for the Four Corners area near the Human Rights Education Institute. The art was requested to be themed as equality of all people. The Arts Commission selected five artists to move forward in the process. The maquettes are starting to arrive and, in the past, have been placed on public display throughout the community. However, due to COVID -19, the Arts Commission will try to conduct a virtual vote on the art pieces via online survey. The information provided will include the Artist Statements, pictures of the maquette's, and past project examples. The link will be posted to the City website and Facebook page when it goes live.

Councilmember English noted that he and several Councilmembers have received email on a probation and parole project noted in the news recently. The project, referred to as an intervention station, is a Department of Corrections facility intended to serve people on parole by providing resources at an office, and is not a housing or entry center project. He wanted to make that clarification regarding the project as it is clear by the emails received that the community is confused on the issue. Councilmember Wood noted that she does not believe that it will fall into City business as it is a state program. Councilmember English concurred that the project does not involve a City decision.

Councilmember McEvers said that the Lake City Center will feature their salmon meal this Friday for a \$6.00 donation. Food pick up is available from 11 a.m. to noon and orders can be called in advance at 208-667-4628.

CONSENT CALENDAR:

1. Approval of Council Minutes for the November 17, 2020 Council Meeting.

2. Approval of General Services/Public Works Subcommittee Minutes for the November 23, 2020 meeting.
3. Approval of Bills as Submitted.
4. **Resolution No. 20-064-** A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING APPROVAL OF FINAL PLAT, ACCEPTANCE OF IMPROVEMENTS, AN AGREEMENT FOR MAINTENANCE / WARRANTY WORK AND SECURITY APPROVAL WITH ACTIVE WEST, LLC FOR THE UNION [S-4-19]; APPROVAL OF AN AGREEMENT TO PERFORM LANDSCAPE WORK AND SECURITY APPROVAL WITH ACTIVE WEST, LLC FOR THE UNION [S-4-19]; APPROVAL OF AMENDMENTS TO PERSONNEL RULE 26 – APPOINTED OFFICERS AND DEPARTMENT HEADS; AND APPROVAL OF AMENDMENTS TO THE WASTEWATER POLICIES, DEFINING STANDARDS FOR ALL NEW WASTEWATER SYSTEM IMPROVEMENTS THAT ARE, OR ARE INTENDED TO BE, OWNED, OPERATED, AND MAINTAINED BY THE CITY OF COEUR D'ALENE.

MOTION: Motion by McEvers, seconded by Wood, to approve the Consent Calendar as presented, including **Resolution No. 20-064.**

DISCUSSION: Councilmember Miller asked Mr. Becker to provide a brief overview of the Wastewater Policy program and how it might improve a competitive bid. Mr. Becker noted that the policies have been around since the 1990's and are procedures for establishing uniform criteria for infrastructure that will be turned over to the City with the development. It is difficult to come up with a standard as they follow Idaho State Public Works Construction Standards and there are additional criteria that make the infrastructure more compatible for the City. He noted his intent to reach out to the construction community and post to the City's social media sites, and providing education to the engineering community. He noted that during a bid, they would have mandatory pre-bid meetings to go over the requirements. A developer would want to attend that meeting.

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

UPDATE AND APPROVAL OF REALLOCATION OF COVID MUNICIPAL SMALL BUSINESS GRANT PROGRAM FUNDS.

STAFF REPORT: Accountant Stephanie Padilla said that on August 18, 2020, Council authorized staff to develop and implement a Municipal Small Business Grant totaling \$340,000. The Municipal Small Business Grant funds were used from the \$1,766,300 of CARES Act funds. Local governments were allowed to utilize their allocation of the CARES ACT fund to create a Municipal Small Business Grant Program to aid businesses affected by COVID-19 within the City limits. As of November 25, 2020, with five (5) days left to accept applications, \$190,000 of the \$340,000 has been awarded to various businesses within the City limits of Coeur d'Alene. This leaves \$150,000 of the earmarked \$340,000 unallocated for the Small Business Relief Grant

program. To date the Small Business Relief Grant Committee has reviewed over fifty-five (55) applications and forty-six (46) businesses within the City limits of Coeur d'Alene have been awarded various amounts of funds totaling \$190,000. Six additional grants were provided between last week and today. Several calls were received today, unfortunately most people were outside of the City limits. Ms. Padilla requested the remaining funds, which is now \$100,000, be placed back into the City use option. She noted several public safety needs could be covered by the funds.

DISCUSSION: Councilmember English said that the funds still need to have COVID- related expenses. Councilmember Wood said that she thinks it's a great use of funds. Mayor Widmyer gave kudos to Ms. Padilla and her team for the speed in which they were able to help approximately 46 different businesses.

MOTION: Motion by Evans, seconded by McEvers to authorize staff to reallocate the \$100,000 of the unallocated portion of the \$340,000 of the Municipal Small Business Grant Program back to the City of Coeur d'Alene for general purpose. **Motion carried.**

RESOLUTION NO. 20-065

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING AMENDMENT NO. 2 TO THE COLLECTIVE BARGAINING AGREEMENT WITH THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF) LOCAL 710 TO ADD A NEW EMS OFFICER POSITION.

STAFF REPORT: Fire Chief Gabriel explained that in the last budget process, an EMS Officer position was approved for the Fire Department. The EMS Officer position falls under the Collective Bargaining Agreement (CBA) between the City and Local 710. Therefore, the amendment formalizes the necessary added language for a new position under the CBA. The amendments capture the necessary wages and benefits for the EMS Officer rank that are equivalent to the other classifications within the bargaining unit and represented by the Union. Additionally, the mutually agreed upon EMS Officer job description is detailed in the amendment. As discussed through the budget process, the position will be vital to the Fire Department and all City staff as it will also serve as the City's Infection Control Officer. Adding it to the CBA is appropriate and follows established procedures between the City, Fire Department and Local 710. The amendments have been approved by Administration, the Fire Department and Local 710. He thanked the Council for funding the position and Mr. Tymesen, Mr. Adams, Ms. Tosi, Mr. Greif, and Fire Union President Judge for their collaboration for the position and process.

MOTION: Motion by Wood, seconded by English, to approve **Resolution No. 20-065**, approving Amendment No. 2 to the Local 710 Collective Bargaining Agreement for a new EMS Officer.

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

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

The meeting adjourned at 7:57 p.m.

ATTEST:

Steve Widmyer, Mayor

Renata McLeod, CMC
City Clerk