

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

AUGUST 20, 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, August 20, 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	)	
Kiki Miller	)	
Loren Ron Edinger	)	
Dan Gookin	)	
Dan English	)	

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

Mayor Widmyer mentioned that Deanna Goodlander's funeral was held today and noted that she gave so much to the community and that this community is better off due to her service. He expressed condolences to her family and friends.

**INVOCATION:** Pastor Geoffrey Winkler with New Life Church provided the invocation.

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

**PUBLIC COMMENTS:**

Susie Snedaker, CDA, commended Chief White and Chief Gabriel for their command center response during the power outage last week. She felt that there was a lapse in the notification of the outage as she received notice on her voice mail at 9:30 p.m., when the outage occurred at 6:30 p.m. She believes that there is a group of people who are left out in an emergency -- those being people without smart phones and those that depend on electricity for medical needs. She thinks the City should invest in an FFC emergency band and consider a GPS locator for those who are vulnerable. Additionally, she also received a 3-page long application to complete to serve on an Envision committee, which she felt was outrageous. She believes there are too many questions for public participation and that there shouldn't be any special groups.

Parking:

Richard Price, Coeur d'Alene, said that he believes the City is beating a dead horse with parking, although the new idea is headed in the right direction. He questioned how the revenue source was going to be replaced, as the funds go towards park maintenance, and wondered what

administrative costs will be covered by the fee. Mayor Widmyer noted that the administrative fee will only be for the seasonal permit program and confirmed that there will be a lower revenue to invest in the park.

#### R-34 Density:

Terry Godbout, Coeur d'Alene, noted that several weeks ago he submitted a letter, on behalf of a larger group, asking for consideration of a moratorium on special use permits for R-34 density, and said he was looking for guidance on how to move it forward. Councilmember Gookin noted that a moratorium has to be something that is a health and public safety concern or something to prevent an imminent danger. He is not sure if they can suspend the special use permit option, but the term "moratorium" has a lot of gravity to it, so he recommended a different avenue.

Roger Smith, Coeur d'Alene, noted that Deanna Goodlander was one of the first to support their group and was in favor of protecting the shoreline. He said that he was upset that there was no response to the letter. He wants a moratorium to stop the R-34 density requests. There are major concerns about traffic, schools, and neighborhood preservation and he believes that the general welfare of the community is a reason to issue a moratorium. He said it is time for the City to slow down. He requested the moratorium be a formal agenda item for a future Planning Commission or City Council meeting.

David Lyons, Coeur d'Alene, said that the moratorium statute authorizes a city to use it when there is imminent peril to health, safety, or welfare. The example of the hillside moratorium was the safety category, but the other categories can also be used. He suggested that the welfare category be used as it is broad and can mean police powers and items in the best interest of the public. He noted that the group is looking to where the discussion should begin.

Ian Smith, Coeur d'Alene, said that he is in support of the request for a moratorium of any request from R-17 to R-34 until the new Comprehensive Plan is approved. He commented that he lives in the Garden District and participated in the appeal of the old Social Security building development and noted that he doesn't believe you can un-ring that bell if a structure that doesn't fit is allowed. He commented that a little time-out would be in order. He noted that there are criteria in the Comp Plan that were not well-defined and the City is making important decision on that basis. He said that there are many lots within the Garden District that are zoned R-17, which he feels is a risk to his neighborhood.

Walter Berns, Coeur d'Alene, said that he is the Vice President of the Garden District Board of Directors and the District Board gives unanimous support to pausing the R-34 special use permit. Additionally, he serves on the County's Historical Perseveration Commission, and said that planning connects progress and preservation. He believes putting the brakes on things makes sense until the Comprehensive Plan is complete.

Faye Sweeny, Coeur d'Alene, said that she supports the request to put off the R-34 density until after the Comprehensive Plan is updated.

Councilmember English said that in his most recent job working with the Area Agency on Aging, he worked with the County emergency management team and they did talk about the most vulnerable population and said there is work going on regarding that group. He commented that the Parking Commission came to a consensus but there were differences of opinion on the issue of revenue sources, and noted that it may be a tax shift, but that is how tradeoffs occur.

Councilmember Gookin said that he understands the concern about R-34 density and he wants to protect neighborhoods; however, the City does not receive a lot of requests and if there is a moratorium, he believes the City will incur people scrambling to get their application in before it occurs. Councilmember Miller asked what the process would be to move the discussion of R-34 forward. City Attorney Mike Gridley said that the Council could place it on a future agenda anytime; however, he noted that there is a process in place that includes a public hearing with the Planning Commission and it can be denied or appealed to the Council, which are the safeguards in place. Mr. Gridley also noted that the moratorium statute does require an that an imminent peril exists, such as a road that slides off a hillside, which is much different than too much traffic or a concern that a large building would be built. He doesn't believe a moratorium would be defensible under the law. The Mayor requested an administrative discussion between the Legal and Planning Departments to determine if they should discuss the item at future Planning Commission meeting.

**HEALTH CORRIDOR UPDATE:** Presenters were Andy Parks, Founder and President, GEL Oregon; Daniel Baker, North Idaho Transportation Lead, HDR, Inc., and Kaia Nesbitt, Vice President, Development Sector Director HDR; and Ben Weymouth, TO-Engineering.

Mr. Weymouth reiterated that the study area generally described as the area bounded to the North at Appleway, to the South at Davidson Avenue, to the East at Government Way, and the West moving around Northwest Boulevard. Ms. Nesbitt noted that she has been working as the Project Manager and that the team has held several community input meetings and have moved in to the finalization and document creation phase of the project, with the final plan and feasibility study to be completed in September 2019. She reiterated that the project purpose is to create a master plan for a vibrant health-based community development; evaluate economic feasibility of implementing an urban renewal district that delivers community value, complete the study by the fall of 2019, and to create a district by the end of the year. She noted that this was a five-month project and it included public engagement and transparency with the community and stakeholders to include open public meetings, emails, and stakeholder interviews. Ms. Nesbitt noted that redevelopment of the area is important to be proactive in shaping the community, preserve and attract jobs, grow tax base, attract private investment, reduce blight, and accommodate changing market conditions. Some of the barriers with the corridor include obsolete buildings, parcelization, limited road network, bike/ped infrastructure, and few amenities for works or residents. She explained the desire for an integrated health corridor development, which includes a desire for neighborhood stabilization through the retention of residential block structure and improved pedestrian access. Additionally, they would include mobility improvements that include an I-90 overpass, U.S. Highway 95 access points, and the realignment of Ironwood. Ms. Nesbitt discussed the placement of building types ranging from retail to community based, and residential uses. She noted that copies of the final Master Plan will be posted to the ignite cda website at [www.ignitecda.org](http://www.ignitecda.org) and reiterated that

this would be a long range vision and that it is complex and will require multiple partnerships. Ms. Nesbitt said that there is not one silver bullet fix for the mobility; however, some large moves would include the access points off of the highways and the realignment of Ironwood. Mr. Weymouth explained some details regarding the possible realignment of Ironwood Drive and widening of Lakewood Drive and some traffic calming options for Emma Avenue. Mr. Parks, Founder and President, GEL Oregon, noted his 20-years of financial management and past experience with urban renewal. He said that the economic feasibility will be grounded in reality and has to be responsive to market demands, and the hospital is a key player in the economics as it owns approximately 33% of valuation within the proposed district, and several developers will also be key. It is important to have early project successes. The success will be dependent upon long term public/private collaboration and other dollars involved other than urban renewal funding. Updates will be necessary over time, due to unknowns at this time. What they do know is that developers will develop if they get a good return on their investments. With a framework development there, it will be more consistent and reduce costs to developers and the local government. The Garden Inn site is a key site and can be an early win. The total impact of the plan is \$150 Million and much has to do with parking and transportation-related costs. Financial resources may include housing, retail uses, office spaces and lodging. Mr. Parks reviewed the market demand forecast from 2021 to 2040, and said that the streets aren't currently within a grid system and the plan calls for it to be brought back into a grid system. He noted the following funding options: tax increment, early private sector projects, potential federal and state assistance, large engaged property owner, payment in lieu of taxes, developer contributions, and grants. He believes that with urban renewal it would be a very favorable investment and create a good return on investment.

Councilmember McEvers asked that since it was stated that that 68% of budget is related to parking, would all of it be publicly- funded parking. Mr. Parks said that it would be a flexible item and would be part of the funding strategies for private businesses. Councilmember McEvers said that he loves the idea of straightening Ironwood Drive; however, he is concerned with existing buildings. Ms. Nesbitt said that they evaluated some of the existing frameworks and some buildings are toward the end of their useful life, while others are not. How to navigate that would be determined as they move forward. Councilmember McEvers said that when he looks at the concept, he remembers the Riverstone concept and how the economy tanked and everything changed, so this does not mean it will happen exactly as it is currently planned. Ms. Nesbitt confirmed that this is the input from the community and is intended to really identify the list of projects that would be needed to make something like this happen. Councilmember McEvers asked if the housing in the district is intended for the people who work for the hospital. Ms. Nesbitt explained that it is not intended for just Kootenai Health but, rather, to create a place that benefits the Coeur d'Alene community as a whole. Councilmember Gookin noted that in early discussions there was conversation about property assemblage, and he would like to have a list of those needs in the final report. He noted that the hospital owns 30% of the valuation and questioned if the hospital could pay the payment in lieu of taxes. He also liked that neighborhood stabilization was noted and questioned why it is included in district. Ms. Nesbitt said that they heard from community that there are traffic issues within the neighborhood so there was consideration to include those areas, in addition to being valuable as a neighborhood asset. Councilmember Edinger asked what would occur if there weren't any grants or urban renewal dollars. Mr. Park said that without urban renewal it becomes very challenging and may

not pencil. Councilmember Miller asked if the economic feasibility piece would include data about the number of people working, rather than living, versus those who will be visiting the footprint. Mr. Parks says it does track the number of employees; however, they have not reviewed the data regarding who lives here, but they can look at that. Ms. Nesbitt noted the market demand is based on the analysis of hospital and hotel stay demand, which the plan is attempting to address. Councilmember English said that there are still some big decision points on the plans and that in order for this to happen a key piece is urban renewal but it is by no means a total urban renewal project.

**EMPLOYEE BENEFITS TRUST:** Greg Helbling, Sr. Benefits Consultant with the Murray Group, provided an update on the City's transition to a self-funded medical insurance program. He noted that at this point the state Department of Insurance is reviewing the plan and actuarial study and then the group will respond to any questions they may have, in hopes of a final approval before November 1, 2019. He reiterated that the purpose of the change to self-funded insurance is to increase cost efficiencies and gave the example of a five-year review where it would have saved \$500,000 a year. He presented a graph of costs and noted potential savings. Mr. Helbling said that the employee associations and union have supported this move and the current trustee appointments include Randy Adams, Vonnie Jensen, Melissa Tosi, Bill Dodd and Brady Reed. He reviewed the process of management of costs and what agencies it would flow through, including that returns on invested funds must remain in the trust. He noted that if there are enough reserves, the City can determine if they would like to reduce monthly premiums or omit a monthly payment.

Councilmember McEvers asked if the Department of Insurance looks at the city's creditworthiness. Mr. Helbling explained that the state does not look at the City's credit; rather, they look at prior claim expenses and that the reserves and premiums are sufficient to cover. Councilmember McEvers asked if there are other cities in the state doing this. Mr. Helbling confirmed there are approximately 15 cities and a statewide school trust that has the majority of school districts in the state of Idaho being self-funded.

**ATLAS WATERFRONT PLAN PRESENTATION:** Phil Boyd, President, Welch Comer, noted that a bid will be moving forward for the Atlas Waterfront project, as there are certain improvements that must be completed when the water is low, this fall. Additionally, the group continues to move forward with the master plat/PUD, development standards, developer outreach, and ignite cda request for proposals for the sale of individual lots. He reviewed the history of the project and the many public meetings held wherein public participation was sought. Since April they have been working on the design. He reviewed the site drawings and proposed enhancements, clarifying that the bid will include an alternate for the restroom facility/park storage facility/picnic shelter. The main bid includes the water stabilization project that needs to be completed at the low water period. He noted several add alternates for waterfront access and clarified that the only vehicle access will be at Suzanne Road. The bid will include a large number of alternatives. Mr. Boyd noted that the project budget is \$6.2 Million but they are uncertain as to how the bids will come in, so the alternatives provide opportunities to balance the budget against construction costs. Mr. Boyd noted the schedule of awarding the bids and reviewing the packet by ignite for funding.

Mayor Widmyer asked about the groups that discussed the shoreline stabilization. Mr. Boyd says the normal stabilization is rip rap, but that would cause a lot of tree removals. One of the community values was to save as many trees as possible. Early in the design process they brought in a coastal engineer who recommended a rock rip rap, which is more complex to build but allows for the preservation of trees. They have engaged in discussions with the Coeur d'Alene Tribe, Corp of Engineers, Avista, Kootenai Environmental Alliance (KEA) and the Department of Lands to ensure it is done right. The hope is to give those entities a demonstration project that they can point to as a good example. Councilmember McEvers asked if that kind of rip rap would fit into the budget. Mr. Boyd noted that they applied for a grant in the amount of \$250,000 and the current estimate is \$1 Million, so they will be looking at tradeoffs with street designs. Councilmember Miller asked, when bids are open, would the low bid be based on the base bid or with the add alternatives. Mr. Gridley explained that it depends on how the bid specs are written.

#### **COUNCIL ANNOUNCEMENTS:**

Councilmember Miller noted that she will be meeting tomorrow with representatives from the State Historical Preservation Society regarding the City being its own designated entity.

Councilmember English asked when the election information will be made public. City Clerk Renata McLeod noted that the election information is located on the city's website at [www.cdavid.org/elections](http://www.cdavid.org/elections) and all submitted forms are usually posted within 24 hours. Ms. McLeod noted that the Declarations of Candidacy can be filed between August 26, 2019 and September 6, 2019.

Councilmember Gookin said that he donated copies of his recently published book regarding running for local government offices to the library and they are available for check out. He also attended the art dedication last week and said that he loves the art pieces along the Front Avenue. Last Tuesday he attended the County Commissioner meeting and discussed the black out, as they are responsible for countywide emergency management. The Commissioners will look into the incident. He believes the form to participate in the public committees, such as Envision, shouldn't be limiting. He noted that his announcement to re-run did not accurately reflect his comments, and that he does not believe his fellow elected are corrupt. He clarified that while he does have disagreements amongst the Council, it was not his intent to accuse anyone of being in the pocket of a developer.

Councilmember McEvers said that he was thinking about Deanna Goodlander and remembers when he first got elected and Deanna and Dixie Reid gave him the lecture to read the packet and be prepared for meetings. Deanna spent additional time explaining the roots of the community and its importance and he thinks back to that often in making decisions.

Mayor Widmyer requested the appointment of Bruce Hathaway and Woody McEvers to the CDATV Committee and Jim Chapkis to the ignite cda Board.

**MOTION:** Motion by Edinger, seconded by Evans, to appoint of Bruce Hathaway and Woody McEvers to the CDATV Committee and Jim Chapkis to the ignite cda Board. **Motion carried.**

The Mayor noted that student representative positions are open and applications are available for students within School District 271 until September 30, 2019. Applications can be found online at: <http://cdaid.org/volunteer> and he encouraged students to apply.

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

1. Approval of Council Minutes for the August 6, 2019 Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Setting of General Services and Public Works Committees meetings for Monday, August 26, 2019 at 12:00 noon and 4:00 p.m. respectively.
5. Setting of a Public Hearings for September 17, 2019:
6. A-4-19 A proposed 0.84-acre annexation from County Ag. Suburban to R-3 zoning district by applicant T.J. Ross; Location: 1905 E. Nettleton Gulch
7. Approval of a Cemetery Lot Transfer from Jean Gilmore to Teresa R. Eldevik; Lot 609, Section C, forest Cemetery Annex. (Riverview)
8. Approval of a Repurchase of a Cemetery Lot from Elvina Doyle for Lot 11, Block 40, Section B of Forest Cemetery.

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

**ZC-1-19 A PROPOSED ZONE CHANGE FROM R-3 TO R-17; LOCATION: 1781 W. ALPS STREET; APPLICANT: TAMMI KERR, PURSUANT TO COUNCIL ACTION ON APRIL 16, 2019.**

#### **COUNCIL BILL NO. 19-1009**

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE ZONING OF THE FOLLOWING DESCRIBED PROPERTY FROM R-3 TO R-17, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: A +/- 4.96 ACRE PARCEL LOCATED ON THE WEST SIDE OF RAMSEY ROAD ALONG ALPS STREET & SOUTH OF PRAIRIE AVENUE; 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 McEvers, to dispense with the rule and read **Council Bill No. 19-1009** once by title only.

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

**MOTION:** Motion by Gookin, seconded by Evans, to adopt **Council Bill 19-1009**.

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

**ZC-2-19 A PROPOSED ZONE CHANGE FROM MH-8 TO R-17; LOCATION: 601 W. NEIDER AVENUE; APPLICANT: HABITAT FOR HUMANITY OF NORTH IDAHO, INC., PURSUANT TO COUNCIL ACTION ON APRIL 16, 2019.**

**COUNCIL BILL NO. 19-1010**

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE ZONING OF THE FOLLOWING DESCRIBED PROPERTY FROM MH-8 TO R-17, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: A +/- 0.82 ACRE PARCEL BOUND BY HOWARD STREET AND FRUITLAND LANE, NORTH OF NEIDER AVENUE, COMMONLY KNOWN AS 601 W. NEIDER AVENUE; 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 McEvers, to dispense with the rule and read **Council Bill No. 19-1010** once by title only.

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

**MOTION:** Motion by Gookin, seconded by McEvers, to adopt **Council Bill 19-1010**.

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

**A-2-19 – A PROPOSED +/- 11.74 TWO PARCEL ACRES ANNEXATION FROM COUNTY LIGHT INDUSTRIAL TO CITY C-17; LOCATION: NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF ATLAS ROAD AND HANLEY AVENUE; APPLICANT: JOHN HERN, PURSUANT TO COUNCIL ACTION ON JUNE 18, 2019.**

**RESOLUTION NO. 19-033**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING AN ANNEXATION AGREEMENT WITH JOHN HERN FOR THAT PORTION OF REAL PROPERTY NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF ATLAS ROAD AND HANLEY AVENUE, MORE PARTICULARLY DESCRIBED IN THE AGREEMENT.

**MOTION:** Motion by McEvers, seconded by Edinger to approve **Resolution No. 19-033**, Annexation Agreement with John Hern for the annexation of +/- 11.74 acre located near the southwest corner of the intersection of Atlas Road and Hanley Avenue; zoning from County Light Industrial to City C-17 zoning district.

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

### **COUNCIL BILL NO. 19-1011**

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 33, 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; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

**MOTION:** Motion by McEvers, seconded by Edinger, to dispense with the rule and read **Council Bill No. 19-1011** once by title only.

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

**MOTION:** Motion by McEvers, seconded by Evans, to adopt **Council Bill 19-1011**.

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

### **O-1-19 - ORDINANCE APPROVING AMENDMENTS TO MUNICIPAL CODE SECTIONS 17.06.630, 17.06.635, 17.06.640, 17.06.650, 17.06.660, AND 17.06.670 REGARDING ACCESSORY DWELLING UNITS.**

**STAFF REPORT:** Associate Planner Mike Behary explained that in 2007 the City first adopted zoning code language that allowed accessory dwelling units (ADU's) within the city. Since that time city staff has become aware of some of the issues relating to the existing ADU code, including a restriction on homeowners and builders building an ADU above a garage. The primary reason for bringing forward the proposed code changes is to allow ADU's above garages. He noted several workshops and Planning Commission meetings over the past eight months. The purpose of the proposed ADU code amendments is to primarily address the code issue of the height restriction that did not allow for accessory dwelling units above garages in the rear yard. The ADU/ Infill Housing Committee and staff also agreed that there should be a side and rear yard "second story step back" for detached ADU's in order to provide air space and light between properties. The proposed ADU code amendments address these issues along with others items, such as Lot Coverage, size of ADU, Design Standards, allowing existing garages to be converted to an ADU, and side and rear setback requirements. The proposed code allows up to a 24' height for units above a garage. He noted that owner occupancy was reviewed and is

only required in the case of a short-term rental. They removed the design standards for unattached units but would have standards for attached units. The committee did feel it was important to have an impervious surface requirement for the ADU code. The purpose of the revisions to the Zoning Code are to ensure health, safety, and welfare of the public and property owners in the City of Coeur d'Alene, while protecting property rights. Staff and the Planning Commission recommend to City Council that the proposed code amendments regarding accessory dwelling units be adopted.

**DISCUSSION:** Councilmember McEvers said that he felt there was a lot of effort put into the proposal and it seems like a good compromise. Mr. Behary noted that the workshops were held to discuss the items and some workshops just focused on one item in order to best determine a solution. Councilmember McEvers noted that the impervious surface requirement will help to keep water and snow run off onto each parcel. Mr. Behary noted that it also provides for some green space on each lot. Councilmember Gookin asked about projections and accesses off the roof. Mr. Behary clarified that those are not allowed. Councilmember Gookin questioned the impervious surface requirement on small lots. Mr. Behary noted that the example used is a building that uses the full extent of what is allowed and it could still meet the impervious surface requirement. Councilmember Evans thanked the committee members and staff for their time and energy on the codes. Councilmember McEvers also expressed his gratitude to the team.

#### **COUNCIL BILL NO. 19-1012**

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE FOLLOWING SECTIONS OF THE COEUR D'ALENE MUNICIPAL CODE: 17.06.630, 17.06.635, 17.06.640, 17.06.650, 17.06.660, AND 17.06.670; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

**MOTION:** Motion by McEvers, seconded by Edinger, to dispense with the rule and read **Council Bill No. 19-1012** once by title only.

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

**MOTION:** Motion by McEvers, seconded by Evans, to adopt **Council Bill 19-1012**.

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

#### **PROPOSED AMENDMENT TO FISCAL YEAR 2018-2019 BUDGET AND SCHEDULING A PUBLIC HEARING FOR SEPTEMBER 17, 2019.**

**STAFF REPORT:** Comptroller Vonnie Jensen presented the budget amendments for fiscal year 2018-2019, noting that state code allows council to amend a budget for unanticipated revenues and expenses totaling \$4.9 Million. She noted the additional general fund expenses to include

such items as grants, project carryovers, purchase of east Sherman property, loader rentals, legal claims, loader leases, Atlas Waterfront project, street projects, sanitation fund, parks capital improvements, and parking fund project carryover. Unanticipated expenses will be funded through additional unexpected revenues, designated fund balance, and undesignated fund balance. She reviewed the percentage of revenue maintained within the unassigned fund balance over the years.

**DISCUSSION:** Councilmember Gookin asked how the transfer of funds would work when the city Insurance Trust fund is enacted. Ms. Jensen explained that it would transfer out of city funds into its own trust fund. Councilmember English asked if the employee separation expenses were done through an amendment each year. Ms. Jensen noted that it is generally done that way, as the City doesn't always know when a person will separate or how much needs to be paid out. Sometimes positions are slow to fill and a department can cover the costs through those savings. Mayor Widmyer clarified that the Memorial Grandstand costs will be reimbursed through ignite funds.

#### **RESOLUTION NO. 19-034**

**A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING NOTICE OF THE TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED AMENDED BUDGET FOR FISCAL YEAR 2018-2019, INCLUDING PROPOSED EXPENDITURES BY FUND AND/OR DEPARTMENT, AND A STATEMENT OF THE AMENDED ESTIMATED REVENUE FROM PROPERTY TAXES AND THE AMENDED TOTAL AMOUNT FROM SOURCES OTHER THAN PROPERTY TAXES FOR THE CITY FOR THE ENSUING FISCAL YEAR, AND PROVIDING FOR PUBLICATION OF THE SAME.**

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the following be and the same is hereby adopted as an Amended Estimate of Expenditures and Anticipated Revenue of the City of Coeur d'Alene for the fiscal year beginning October 1, 2018:

	<b>FY 2018-19 BUDGET</b>	<b>FY 2018-19 AMENDED BUDGET</b>
<b>GENERAL FUND EXPENDITURES:</b>		
Mayor and Council	\$ 264,838	\$ 264,838
Administration	320,169	320,169
Finance Department	1,182,771	1,182,771
Municipal Services	1,881,130	1,881,130
Human Resources	387,110	387,110
Legal Department	1,231,937	1,264,125
Planning Department	727,982	727,982
Building Maintenance	552,832	552,832
Police Department	14,557,464	14,753,084
Drug Task Force	100,000	100,000
Police Dept Grants	115,292	208,293
Fire Department	10,047,296	10,150,364
General Government	86,850	535,795
Streets and Engineering	4,926,544	5,736,463
Parks Department	2,301,573	2,301,573
Recreation Department	762,423	769,358
Building Inspection	960,120	979,120
<b>TOTAL GENERAL FUND EXPENDITURES:</b>	<u>\$ 40,406,331</u>	<u>\$ 42,115,007</u>

	<b>FY 2018-19 BUDGET</b>	<b>FY 2018-19 AMENDED BUDGET</b>
<b>SPECIAL REVENUE FUND EXPENDITURES:</b>		
Library Fund	\$ 1,724,388	\$ 1,738,388
Community Development Block Grant	408,854	408,854
Impact Fee Fund	521,500	521,500
Parks Capital Improvements	131,500	1,804,500
Annexation Fee Fund	286,000	286,000
Cemetery Fund	389,955	389,955
Cemetery Perpetual Care Fund	207,000	207,000
Jewett House	30,955	30,955
Reforestation/Street Trees/Community Canopy	110,000	110,000
Public Art Funds	348,500	348,500
<b>TOTAL SPECIAL FUNDS:</b>	<u>\$ 4,158,652</u>	<u>\$5,845,652</u>
<b>ENTERPRISE FUND EXPENDITURES:</b>		
Street Lighting Fund	\$ 650,050	\$ 699,450
Water Fund	12,197,334	12,197,334
Wastewater Fund	19,759,659	19,759,659
Water Cap Fee Fund	1,700,000	1,700,000
WWTP Cap Fees Fund	1,000,000	1,000,000
Sanitation Fund	4,154,083	4,239,083
City Parking Fund	289,880	757,980
Drainage	1,799,624	1,799,624
<b>TOTAL ENTERPRISE EXPENDITURES:</b>	<u>\$ 41,550,630</u>	<u>\$42,153,130</u>
FIDUCIARY FUNDS:	\$ 2,961,960	\$ 2,961,960
CAPITAL PROJECTS FUNDS:	731,000	1,644,631
DEBT SERVICE FUNDS:	876,931	876,931
<b>GRAND TOTAL OF ALL EXPENDITURES:</b>	<u><u>\$ 90,685,504</u></u>	<u><u>\$95,597,311</u></u>
<b>ESTIMATED REVENUES:</b>		
Property Taxes:		
General Levy	\$ 19,906,067	\$ 19,906,067
Library Levy	1,689,288	1,689,288
Fireman's Retirement Fund Levy	250,000	250,000
2006 and 2008 G.O. Bond Levy	876,931	876,931
<b>TOTAL REVENUE FROM PROPERTY TAXES:</b>	<u><u>\$ 22,722,286</u></u>	<u><u>\$ 22,722,286</u></u>

	<b>FY 2018-19 BUDGET</b>	<b>FY 2018-19 AMENDED BUDGET</b>
<b>ESTIMATED OTHER REVENUES:</b>		
Interfund Transfers	\$ 6,294,930	\$ 6,014,930
Beginning Balance	23,418,751	24,992,137
Other Revenue:		
General Fund	16,964,034	18,129,135
Library Fund	35,100	49,100
Community Development Block Grant	408,854	408,854
Parks Capital Improvement Fund	164,000	1,532,320
Insurance/Risk Management		
Cemetery	187,000	187,000
Annexation Fee Fund	1,000	1,000
Impact Fee Fund	870,000	870,000
Cemetery Perpetual Care Fund	20,000	20,000
Jewett House	16,000	16,000
Reforestation	3,000	3,000
Street Trees	84,250	84,250
Community Canopy	2,000	2,000
Arts Commission		
Public Art Funds	104,000	104,000
Street Lighting Fund	558,152	569,652
Water Fund	7,891,619	7,891,619
Wastewater Fund	14,930,251	14,930,251
Water Capitalization Fees	1,000,000	1,000,000
WWTP Capitalization Fees	1,360,000	1,360,000
Sanitation Fund	4,211,000	4,296,000
City Parking Fund	496,566	666,566
Drainage	1,032,088	1,032,088
Fiduciary Funds	2,728,500	2,728,500
Capital Projects Fund	142,500	947,000
Debt Service Fund		
<b>TOTAL REVENUE OTHER THAN PROPERTY TAXES:</b>	<b>\$ 82,923,595</b>	<b>\$ 87,835,402</b>
<b>SUMMARY:</b>		
<b>PROPERTY TAXES</b>	\$ 22,722,286	\$ 22,722,286
<b>OTHER THAN PROPERTY TAXES</b>	82,923,595	87,835,402
<b>TOTAL ESTIMATED REVENUES</b>	<b>\$ 105,645,881</b>	<b>\$ 110,557,688</b>

BE IT FURTHER RESOLVED that the same be spread upon the Minutes of this meeting and published in two (2) issues of the Coeur d'Alene Press, seven (7) days apart, to be published on August 26, 2019, and September 2, 2019.

BE IT FURTHER RESOLVED that a Public Hearing on the Budget be held on the 17<sup>th</sup> day of September, 2019, at the hour of 6:00 o'clock p.m. on said day, at which time any interested person may appear and show cause, if any he has, why the proposed amended Budget should or should not be adopted.

**MOTION:** Motion by Gookin, seconded by Edinger to approve **Resolution No. 19-034**, approving the Proposed amendment to Fiscal Year 2018-2019 budget and scheduling a public hearing for September 17, 2019.

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

#### **RESOLUTION NO. 19-035**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING CHANGE ORDER NO. 2 TO THE AGREEMENT WITH POWER CITY ELECTRIC, INC., FOR THE COLLECTION SYSTEM TELEMETRY UPGRADES, INCREASING THE CONTRACT AMOUNT BY \$22,960.77.

**STAFF REPORT:** Wastewater Superintendent Mike Anderson explained that the telemetry system monitors 11 lift stations throughout the city through computers and radio transmissions. The original contract total was \$134,405. Change Order #1 was approved for \$34,250 to change out the PLC computer to work with system. Change Order #2 will add \$22,960.77 to the contract for a total of \$191,615.77. This project is funded as a portion of a multi-year SCADA upgrade project that budgeted \$215,000 for 2018 and \$200,000 in 2019.

**DISCUSSION:** Councilmember McEvers asked if the system can tell when pumps go on and off. Mr. Anderson confirmed that is one of the purposes of the system, and noted that it can also tell how many amps it pulls. Councilmember McEvers asked if the plant had any problems with the recent power outage. Mr. Anderson noted that they have two power feeds into the plant at two different locations, with the intention that when one goes out it would switch to the other. However, this did not occur, so the system called out an operator to let them know that some equipment did not switch over.

**MOTION:** Motion by McEvers, seconded by English, to approve **Resolution No. 19-035**, approving Change Order #2, with Power City Electric, for Collection System Telemetry Upgrade.

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

#### **RESOLUTION NO. 19-036**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AMENDMENT NO. 3 TO THE AGREEMENT WITH HDR ENGINEERING FOR THE TERTIARY TREATMENT PHASE 2 IMPROVEMENTS.

**STAFF REPORT:** Mr. Anderson explained that the City entered into an agreement with HDR Engineering for the design and engineering of the tertiary treatment Phase 2 improvements. This requested amendment will provide for additional field services including field observations and materials testing/special inspections. Amendment No. 3 will be billed on the same basis as the original Agreement with an estimated additional cost of \$139,750 for additional field observations of other improvements needed. Funding for the amendment will come from the current FY 2018-2019 City of Coeur D'Alene Wastewater Operating Fund budget. Funds have been budgeted and are available.

**DISCUSSION:** Councilmember McEvers asked if this is the end of the project. Mr. Anderson noted that this is the end of the engineering of the project and they will be able to move forward with the bid now.

**MOTION:** Motion by McEvers, seconded by Evans, to approve **Resolution No. 19-036**, approving Amendment No. 3 to Professional Services Agreement with HDR Engineering, Inc. for Tertiary Treatment Phase 2 Improvements.

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

## **MODIFICATIONS TO THE PUBLIC PARKING PROGRAM**

**STAFF REPORT:** City Administrator Troy Tymesen explained that the Parking Commission reviewed and recommended approval of four parking programs. The first recommendation was to institute an annual pass program for Coeur d'Alene city residents to use the McEuen and Memorial Field public parking lots for up to two-hours per day per vehicle for \$10 per year per vehicle, with verification of residency to be required and it is recommended that there be no prorations for the annual pass fee. They would propose an effective date of January 1, 2020. Secondly, they would recommend the institution of an annual pass program for Kootenai County residents for the same lots with the same criteria with a cost of \$20 per year per vehicle. The third recommendation is to modify the event parking days to the 4th of July only, which helps pay for the annual fireworks display. Previous event parking days would be charged at the normal published rates. The fourth recommendation was to direct staff to proceed with a Request for Proposal (RFP) for parking services management for the City lots, garages and mooring slips. It is anticipated that the RFP will take two months to complete. It is further anticipated that the change to event parking will reduce revenue by approximately \$5,000 - \$10,000 per year and the reduction in revenue for the addition of the 2-hour pass program is undetermined. However, the amount collected will be greater than the 2018 parking fund gross income figure because the 2-hour parking pass applies to local residents only.

**DISCUSSION:** Councilmember McEvers asked if the permit could be made available before the first of the year. Mr. Tymesen noted that there are a number of details that need to be worked through. The first item to accomplish is the RFP process and the acquisition of technology needed for license plate recognition. The Mayor reviewed the timeline needed for the RFP and said there is the potential for a new parking management firm. Councilmember English noted that a constituent had a concern about the boat parking and the inability to put cash into a box for

parking, as you now have to use a phone and/or credit card. Mr. Tymesen said that the pay box went away, as the idea is to have less cash that is a liquid liability, and noted that they are looking at back up options. Councilmember Gookin said that the change in event parking will reduce revenue, and questioned if it is offset by the increase in parking rates. Mayor Widmyer said that he calculated it out, and found that the 2018 projected revenues will be exceeded and can offset the loss for 2019. Councilmember Gookin asked how the annual pass fee was determined. Mayor Widmyer explained that it was a nominal fee to cover some administrative costs and how many hours and how many people will sign up for it is unknown, but it probably will not cover all of the costs. Councilmember Gookin asked why Independence Point as not included in the pass. Mayor Widmyer noted that Independence Point has historically been a fee per hour lot and there is a 15-minute parking spot alongside of the Museum. Councilmember Miller said that parking has been evolving since 1942 and this proposal may not be the final answer to all the parking concerns. She noted that she believes the inconsistencies are going to be a challenge in the RFP's. She also expressed concern with the expensive parking study already completed and that this action goes against the recommendation that as the downtown gets busier the City should move to a fully paid system. Councilmember Miller said that the Parking Commission has done a lot of work modifying how things work, and she feels that the City could have done a better job of informing the public, and needs to hire a communication person, as there has been a lot of misinformation spread through a Facebook group.

**MOTION:** Motion by Edinger, seconded by English to direct staff to move forward with modifications to the public parking program. **Motion Carried.**

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

The meeting adjourned at 9:02 p.m.

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Steve Widmyer, Mayor

ATTEST:

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Renata McLeod, City Clerk