

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

NOVEMBER 20, 2018

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, November 20, 2018 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

Woody McEvers                    ) Members of Council Present  
Loren Ron Edinger                )  
Amy Evans                         )  
Dan Gookin                         )

Dan English                        ) Councilmembers Absent  
Kiki Miller                         )

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

**INVOCATION:** Pastor Sean McCartin with Life Center CDA provided the invocation.

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

**KOOTENAI COUNTY TRANSPORTATION SYSTEM UPDATE:** Amber Conklin, who provides oversight of the paratransit and outreach for Kootenai County Grants Management/Public Transportation Department, noted that the transportation system is divided into 4 categories: fixed routes, paratransit, demand response (ring-a-ride), and maintenance. As they look toward the future, they are planning to create a phone application for the transit systems, keeping an eye on needs, and expanding opportunity for community and ride share programs. Chad Engle, who oversees fixed routes, noted that the routes serve as a method of mobility to users. He noted that the fixed route ridership for the year has been approximately 142,000 riders, with peak travel times from noon to 5:00 p.m. Additionally, the largest boarding for ridership is the Post Falls Library and within Coeur d'Alene, the popular boarding site is Lakeside Avenue and 8<sup>th</sup> Street. Mr. Engle noted surveys show that nationally 40% of people use public transit based on need, 71% are employed, and 31% have education through a bachelor's degree, and 49% use public transportation for work. They are utilizing an ETA software, which provides electronic intelligent transportation system tracking real time bus arrival information. Mr. Engle noted that they have an app called "SPOT," which provides real time information for each route and the stop times for the next three stops. Kootenai County Program Manager Kimberly Riley noted that she works on the financial planning for the program, which includes review of population growth, demand for service, and variable expenses such as fuel and driver costs. She noted that revenue includes local matches, property tax, in-kind matches, and that they are reviewing the option of a fare system. Jody Bieze,

Director of Kootenai County Grants Management/Public Transportation, noted that they would be doing on-board surveys to collect fixed route rider demographics. They will continue to focus on increasing access and reducing traffic congestions.

Mayor Widmyer asked when the transit center would be complete. Ms. Bieze noted that it would be the summer of 2019. Councilmember Gookin asked about stop A7, noting that the people next door are not happy with that stop and wondered if it will be moved when US 95 gets realigned. Ms. Bieze noted that they are doing some preliminary bus test runs for a new stop and will seek public comment. Councilmember McEvers asked where the rest of the revenue comes from. Ms. Bieze noted that additional funding comes from the Coeur d'Alene Tribe, Kootenai Health, Kootenai County, and in-kind matches.

**2018-2019 ANNUAL SNOW PLAN PRESENTATION:** Streets and Engineering Superintendent Tim Martin provided the highlights from this year's Leaf Fest. He noted that they are moving into day six and the tonnage is up a little from last year, potentially from leaves falling earlier this year. He explained that they are taking leaves to the Airport property after they run them through a shredder and it is making great soil. He noted that the city's website, <https://maps.cdavid.org/leaf/>, has an updated map demonstrating the areas that are completed and where they are working. He provided the highlights of the annual Snow Plan, noting that the plan is to start snow removal with snow events of 4-5 inches. The Street Department will continue to have voice-ready phone services from 7:00 a.m. to 3:30 p.m. Monday through Friday. Mr. Martin will continue to provide social media updates regularly through the City website, Facebook, CDATV Channel, local stores, and through a phone line noting routes. He encouraged citizens to watch out for the plow operations, as snow removal is considered an emergency service. The goal for completion of a citywide snow removal is 30 hours. He reminded citizens that alleyways are not plowed. Additionally, he reminded citizens to remove cars from the streets and to help neighbors in need. Mayor Widmyer noted that it is important for citizens to get cars off the street and after the first plow if they do not move cars the rest of the season it makes the job of snow removal more difficult. Mr. Martin noted that the ten year snow season average is 8 citywide plows, 65,000 driveway gate clean outs, 6,300 lane miles were plowed, with a 29.5 hour average of city wide plow time. The storm naming contest winner came from the Fernan Elementary fourth graders, with a winning theme of street names, so the first storm will be Appleway, then Best, etc. Councilmember Edinger asked if there were services for senior citizens. Mr. Martin will make sure there are contacts for assistance listed on the web and will be available when someone calls his office.

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

1. Approval of Council Minutes for the November 6, 2018 Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Setting of General Services and Public Works Committees meetings for November 26, 2018 at 12:00 noon and 4:00 p.m. respectively.
5. Approval of Final Plat for SS-18-16, Atlas Waterfront

6. Setting of Public Hearing for December 18, 2018 for A-4-18: A proposed 4.992 acre annexation from County Suburban to City R-1, located at 7610 N. Ramsey Road  
Applicant: Lake City Baptist Church
7. **RESOLUTION NO. 18-060** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED AGREEMENTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING: RATIFICATION OF AN AGREEMENT FOR GIS MAINTENANCE SERVICES WITH J-U-B ENGINEERS, INC.; DECLARATION AS SURPLUS AND DISPOSITION OF TWO TRUCKS FROM THE STREETS AND ENGINEERING DEPARTMENT; DECLARATION AS SURPLUS AND DISPOSITION OF ONE TRUCK FROM THE FIRE DEPARTMENT; APPROVAL OF FINAL PLAT, SUBDIVISION IMPROVEMENT AGREEMENT, AND SECURITY FOR PATANO ESTATES (SS-18-10); AND APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH WELCH COMER & ASSOCIATES, INC., FOR KATHLEEN AVENUE STORMWATER DESIGN PHASE SERVICES.

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

#### **AUTHORITY TO PURCHASE OF TWO FRONT-END LOADERS FOR THE COMPOST FACILITY.**

**STAFF REPORT:** Wastewater Utility Project Manager Mike Becker explained that the Wastewater Department had originally wanted to lease the front-end loaders for the Compost Facility; however, after looking at the costs over time it was determined it is less expensive to purchase the loaders outright. They currently have a lease that expires in 2019, so they budgeted for lease costs prior to looking at direct purchases. They estimate a cost saving of \$75,000 to \$100,000 over five years and had the goal of ending up with ownership of the loaders at the end of the lease term with a balloon payment.

**DISCUSSION:** Councilmember McEvers asked for clarification regarding the current loader lease and that the standard would normally be to purchase new ones every 12 years rather than five years. Mr. Becker explained that they were not sure what they needed when they entered into the lease and used the loaders specified for the Street Department. After reviewing the performance, it was determined that it would work better to have a smaller loader for indoor use and a larger one for outdoor use and he believes they will have a longer useful life with the correctly sized loaders. Mayor Widmyer noted that the smaller loader lease amount is \$22,000 and the larger is \$24,000 for 12 months, yet the staff report notes a need for \$125,000 for the lease of two loaders and asked if there were other equipment included. Mr. Becker explained that the original quotes were general, so they added additional amounts in the budget to cover the final costs in five years. Councilmember Gookin asked for clarity regarding the maintenance costs. Mr. Becker noted that if purchased the city would cover the maintenance costs through the Street Department staff. Deputy City Attorney Randy Adams noted that maintenance should be an annual expense not budgeted at this point for the full life of the loaders and clarified that the current request is to go out to bid for the price and warranty costs, not the maintenance. Councilmember McEvers asked the City Administrator to explain the savings of cash flow and why a lease is no longer the right option. Mr. Tymesen noted that this would be like leasing a

vehicle every five years, without having to front the large expense in the beginning to purchase. He noted that the General Fund would not be able to afford the purchase of two loaders and include maintenance. In this situation, the utility fund has the money to make the purchase and they are looking at being more efficient with different loader sizes. They assume there will be less wear and tear at the Compost Facility than for loaders used for snow removal. Councilmember Edinger asked for confirmation that the Street Department would also be able to use the loaders. Mr. Becker confirmed that they are including the option for the loader modification to allow the plow attachment, but the main use of the loaders would be the Compost Facility. Councilmember Evans asked for Mr. Tymesen's recommendation. Mr. Tymesen stated that he believes the equipment being proposed has multi-use options for the Street Department, he does not see equipment needs changing, they have the cash, and he does not believe the maintenance cost would be very impacting. He noted that after much discussion with Wastewater, he would recommend the purchase of the loaders. Mayor Widmyer noted that the General Fund has a lot outstanding money from the Wastewater Department due to the purchase of the Mill site and railroad right-of-way.

**MOTION:** Motion by Gookin, seconded by McEvers, to deny the purchase of two front-end loaders for the Compost Facility and move forward with the lease option.

**ROLL CALL:** Gookin Aye; Edinger No; Evans No, McEvers Aye. **Motion carried with the Mayor breaking the tie in the affirmative.**

**(QUASI-JUDICIAL PUBLIC HEARINGS) CONSIDER THE SECOND AMENDMENT TO THE RIVER DISTRICT REDEVELOPMENT PLAN OF THE COEUR D'ALENE URBAN RENEWAL AGENCY, DOING BUSINESS AS IGNITE CDA; CONSIDER THE SECOND AMENDMENT TO AND RESTATED MIDTOWN-NORTHWEST BOULEVARD DOWNTOWN URBAN RENEWAL PLAN NOW REFERRED TO AS THE LAKE DISTRICT URBAN RENEWAL PROJECT PLAN COEUR D'ALENE URBAN RENEWAL AGENCY, DOING BUSINESS AS IGNITE CDA; AND CONSIDER THE URBAN RENEWAL PLAN FOR THE ATLAS DISTRICT URBAN RENEWAL PROJECT OF THE COEUR D' ALENE URBAN RENEWAL AGENCY, DOING BUSINESS AS IGNITE CDA.**

**STAFF REPORT:** Phil Boyd, President, Welch-Comer presented the staff report on behalf of ignite cda. He presented the maps of the area and area land use of current density. He noted the public meetings that have held between February and April of this year. The comments provided during those meetings have been used to draft the site master plan, including the preservation of waterfront property for public use. Preserving the waterfront takes out a very valuable piece of property for development, which provided a challenge for the financial feasibility of the site. Mr. Boyd noted that they brought the item forward to the Planning and Zoning Commission on November 13 and the next steps include development of a PUD, site development standards, platting of the site, and development of waterfront to allow for public use. He reminded the Council that the City is in control of the site and it gives more flexibility of what they can include in the site development standards. He reviewed the highlights of the master plan including a larger public space in the center along the waterfront. He noted the road off Atlas

moves through the site through to Susan Drive, and used to be along the Centennial Trail. He received a lot of input from the neighbors and trail users, so that road development has been pulled out of the master planning. He felt the pedestrian connections are very strong throughout the site and views and vistas from Seltice Way to the lake were taken into consideration, as they are very important. He showed the wide view of the proposed districts to clarify where changes are taking place and where the new Atlas boundary would exist.

**DISCUSSION:** Councilmember Gookin asked about the current density amounts given along the river, as they seemed to be underestimated. Mr. Boyd explained the density amounts are taken from city records and GIS systems. Councilmember Gookin questioned the master plan amendments in the future. Mr. Boyd clarified that tonight the Council is being asked to approve boundary amendments and to create the Atlas district and they will not be amended, but the types of development within the boundary may change. Councilmember McEvers asked for clarification regarding why the waterfront piece is being moved to the Lake District. Mr. Boyd explained that the Lake District has funding available for the immediate use of installing public improvements. The River District has funding available for the sellable property to use first for items such as streets infrastructure. He also noted that Susan Avenue needs to be constructed early on into the project to allow for public access to the waterfront. Councilmember Gookin expressed concern about one district loaning money to another district. Mr. Adams explained that the legal counsel for ignite noted that it is permissible. Mayor Widmyer asked for legal clarity on the issue by the December 4, 2018 Council meeting.

Councilmember McEvers noted that the City has been a part of this process and felt the group has been very creative to get progress going, and appreciates it. Councilmember Gookin expressed concern that within the Atlas District there are assurances that the public is in the driver's seat. He noted that within Section 104 of the plan, it states that activities will be prioritized and determined during the annual budget setting process, and that the agency can reserve the right to prioritize projects and funding activities and feels it may not uphold public input. Mr. Boyd noted that the approach used thus far included a public input component and that the public will be involved in the site improvement standards and platting process through the Planning and Zoning Commission. The Parks and Recreation Commission will also hear the waterfront design and construction piece before the public. Councilmember Gookin expressed concern that the plan does not include enough specificity. Mr. Boyd noted that the details would be noted within the financial feasibility report. Councilmember Gookin questioned the section regarding assets the agency may retain after the closure of the district, but likely to be given to the city. Mayor Widmyer noted that the Lake District has the funds to do the improvements and the infrastructure needed, and they are paying as they go so the worst-case scenario is that improvements are done and the city still owns the land.

**PUBLIC TESTIMONY:** The Mayor opened the meeting for additional public comment.

David Lyons, Coeur d'Alene, noted that his testimony would be the same for all three hearings. He felt the disposition of assets upon termination of a district expiring should be required to be specific in each of the plans. He noted that the Lake District expires in 2020 and everyone is assuming the land will revert to the City somehow, yet at several ignite meetings their legal counsel says that it is not necessarily the case. Within the Lake District plan, page 14, there is a paragraph stating that the

agency shall dispose of assets by granting/conveying to the City, but it seems vague in the documents.

The Mayor closed public comment.

**The Mayor to ask the Clerk to read the title once and table the item until December 4, 2018.**

**COUNCIL BILL NO. 18-1027**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE SECOND AMENDMENT TO THE RIVER DISTRICT REDEVELOPMENT PLAN URBAN RENEWAL PROJECT, WHICH SECOND AMENDMENT SEEKS TO DEANNEX CERTAIN PARCELS FROM, AND ADD PARCELS TO, THE EXISTING RIVER DISTRICT PROJECT AREA; WHICH SECOND AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

**PUBLIC TESTIMONY:** The Mayor opened the meeting for additional public comment.

David Lyons, Coeur d'Alene, expressed in early testimony that his comments be reflected as the same for each item.

**The Mayor to ask the Clerk to read each title and table the item until December 4, 2018.**

**COUNCIL BILL NO. 18-1028**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE SECOND AMENDMENT TO THE SECOND AMENDED AND RESTATED MIDTOWN-NORTHWEST BOULEVARD DOWNTOWN URBAN RENEWAL PLAN NOW REFERRED TO AS THE LAKE DISTRICT URBAN RENEWAL PROJECT PLAN, WHICH SECOND AMENDMENT SEEKS TO ADD PARCELS TO THE EXISTING LAKE DISTRICT PROJECT AREA; WHICH SECOND AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

**PUBLIC TESTIMONY:** The Mayor opened the meeting for additional public comment.

David Lyons, Coeur d'Alene, expressed in early testimony that his comments be reflected as the same for each item.

Tom Torgersen, Coeur d'Alene, noted that he has been involved with the Coeur d'Alene Association of Realtors for 25 years; however, tonight he is speaking for himself personally. He expressed concern that this effort is moving too fast and there are too many unanswered questions and wonders if the loaning of funds between districts will be challenged. He noted that within the City limits only one private house has a private dock and thinks there is plenty of lake and river front access points; however, it would be nice to have more. He questioned if there has been consideration to use this property for a facility to host large events as a governmental entity could be part of the answer and noted examples such as Portland and San Antonio. He also questioned why the plan would take away the most valuable property to hold as public property then backing it with residential rather than commercial, as it does not seem to make sense. He noted that this is a one-time shot and the City should slow down. Mayor Widmyer noted that there has been a long public process with public input solicited since February and overwhelmingly the public wanted to have the waterfront preserved as public space, which is why they did the financial feasibility study the way they did. However, tonight is the hearing for the urban renewal district boundaries. Mr. Torgersen noted that he does support the district boundaries.

The Clerk read a public comment into the record: Sheryl Bentz-Sipe, Coeur d'Alene, noting that she would like to see housing made affordable for the regular working citizens.

**The Mayor to ask the Clerk to read the title and table the item until December 4, 2018.**

COUNCIL BILL NO. 18-1029

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE ATLAS URBAN RENEWAL PROJECT, INCLUDING REVENUE ALLOCATION FINANCING PROVISIONS; AND AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; PROVIDING SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

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

The meeting adjourned at 7:56 p.m.

ATTEST:

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Steve Widmyer, Mayor

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Renata McLeod, CMC, City Clerk