

MINUTES OF A CONTINUED MEETING OF THE
COEUR D'ALENE CITY COUNCIL
HELD IN THE LIBRARY COMMUNITY ROOM
ON MARCH 28, 2019 AT 12:00 NOON

The City Council of the City of Coeur d'Alene met in continued session with ignite cda in the Library Community Room, at 12:00 NOON on March 28, 2019, there being present upon roll call a quorum.

Steve Widmyer, Mayor

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

James Chapkis) Members of ignite cda Present
Sarah Garcia)
Mic Armon)
Brad Jordan)
Dan English)
Steve Widmyer)
Scott Hoskins) Members of ignite cda Absent
Alivia Metts)
Brinnon Mandel)

STAFF PRESENT: Troy Tymesen, City Administrator; Mike Gridley, City Attorney; Amy Ferguson, Deputy City Clerk; Bill Greenwood, Parks & Recreation Director; Hilary Anderson, Community Planning Director; Terry Pickel, Water Superintendent; Tim Martin, Streets & Engineering Director; and Ted Lantzy, Building Official, Mike Willis, Asst. Water Superintendent; Vonnie Jensen, Comptroller; Tim Martin, Streets & Engineering Director; Craig Etherton, Fire Department.

GUESTS PRESENT: Tony Berns, Executor Director ignite cda; Danielle Quade, Legal Counsel ignite cda; Phil Boyd, Welch Comer Engineers

CALL TO ORDER: Mayor Widmyer called the meeting to order for the City Council. Mic Armon called the meeting to order for ignite cda.

WORKSHOP: IGNITE CDA LAKE DISTRICT PROJECT FUNDING PRIORITIES

Tony Berns, ignite cda Executive Director, and Phil Boyd, Welch Comer Engineers, presented a review of potential projects in the Lake District. Mr. Berns noted that there are only about three years left in the district. He said that he would be talking about projects that have been identified

throughout the district that are opportunities for potential funding. Funding estimates are low-end cost estimates and some of the items discussed do not have funding estimates. Potential projects include: a Midtown IRA for additional Midtown Ventures project elements, additional Midtown Parking, a Union Pacific IRA for potential development, a Performing Arts Center, LaCrosse Phase 1 road extension, LaCrosse Phase 2, CDA Avenue street improvements from 2nd to 5th, Sherman Avenue Pocket Park, Atlas Park Priority 1, Atlas Park Priority 2, Atlas Priority 3, BNSF Right of Way West of Beebe, University of Idaho Technology Center, Lacrosse Four Corner Master Plan elements including Park Parking Lot, Picnic Shelter, Site Rehabilitation, Gravel Walking Paths, and Spokane River Picnic Shelter.

Mr. Berns reviewed ignite cda's potential project evaluation criteria, including economic value (whether the project generates tax increment and stimulates private investment), community value, whether the project is part of an existing plan, cost, time to completion, and if there are other criteria to consider.

Mr. Berns reviewed the projects that have been prioritized by the Parks & Recreation Commission in their Four Corners Master Plan, which include the Lacrosse Park Parking Lot, Lacrosse Park Restroom and Picnic Shelter, Lacrosse Site Remediation, Gravel Walking Path (BLM Parcel), and Spokane River Picnic Shelter (BLM Parcel). He commented that if they do all the projects, the low estimate is \$8.7 million dollars and the high is \$10 million dollars. The Lake District's funding capacity is about \$7.4 million dollars, which excludes the Young Avenue property. If funds from the sale of the Young Avenue property were to be included, the district would have about \$8.15 million in funding capacity.

Mr. Berns explained the Young Avenue property and said that the property was originally earmarked for McEuen Park or City Hall campus expansion, but since that did not happen, the board wanted to divest of the property and use the funds in other areas of the district, and to put the property back on the tax roll. Mr. Berns said that the Tubbs Hill Foundation wants the property to remain a permanent public space and wants the district to give the property to the city for the long-time use of the citizens.

Councilmember Gookin asked why the Young Avenue property was an issue as he thought the council had already decided that it was going to go back to the city. Mayor Widmyer clarified that it has been talked about but no final decision has been made. The city council has indicated that it is their preference, but the property is still an ignite asset.

In regard to the University of Idaho Technology Center, Mr. Berns explained that the University of Idaho is planning on investing \$12 million into the community and are looking at properties within the Coeur d'Alene area – mainly in the Lake District. The question is whether the ignite board should consider it as a placeholder for funding to help jump start the project.

In regard to the Performing Arts Center, Mr. Berns said that where it will land, or whether it should land, is up for debate. The ignite board needs to know if it is a priority for the Lake District.

Mayor Widmyer said that legislation passed yesterday that affects urban renewal's ability to invest in public buildings in the future. Ms. Quade said that the idea is there would need to be a public vote if more than 50% of the total project cost came from public funds. The good thing in the revised version is that the definition of public building has been narrowed. It is questionable whether or not a performing arts building would be included in that definition. She cautioned that they have to be careful about using workarounds for the legislation, which will drive it back to the legislature for a subsequent bill. She noted that she thinks there is still some potential for funding of a public arts-type of building.

Councilmember Gookin commented that all they are talking about is a public vote, so that when you reach the threshold the public gets to vote. He noted that he is always in favor of the public voting.

Councilmember McEvers asked if the new legislation applies to the NIC building. Ms. Quade said that the effective date of the bill is July 1st, and the contract has already been signed for the NIC building. She commented that the building would probably fall into the category of being funded more than 50% by public entities, but then the question is, is it a public building?

Councilmember English said that he read that there is a special exception for parking structures. Ms. Quade said that infrastructure is also safe without a vote.

Mayor Widmyer asked how the million dollar exclusion works. Ms. Quade said that there was some discussion about that on the senate floor, thinking that it modified only the remodel provision. She didn't hear the discussion, but when she read the bill "cold," she assumed it modified both. That is something that will have to be sorted through and a call made at some point. She noted that she thinks that the change in the definition of public building saves them on things like public restrooms, and that ancillary buildings will probably fall outside of the change.

Mr. Berns noted that one of the items that still needs clarification in the legislation is the treatment of outdoor amphitheaters. Mayor Widmyer said that there is going to have to be a lot of study done on the new legislation for the exact meaning as there is still some gray area.

Mr. Armon asked about the Memorial Park Grandstand issue. Ms. Quade said that the legislation's effective date is July. If it is under contract before July 1, she thinks that the City will be okay on that project.

Mr. Jordan asked about the \$12 million University of Idaho project and if that was public money. Ms. Quade said that yes, it would be considered public money. The University of Idaho could build on their own, but a public vote would be required if there is a partnership with urban renewal. There could be no urban renewal participation without a public vote if the total public funds are over 50%.

In regard to the Beebe Avenue property, Mr. Berns said the plan would be to make improvements from Riverstone to the west going to Atlas. The question is whether they should divest all or a portion of the railroad right-of-way to interested buyers to help fund some of the

projects. Another thought is that, based on the information to date, it looks like the Centennial Trail may be realigned across Beebe and will pop back up to the Prairie Trail. Should the agency retain some of the railroad property and combine it with some of the city's property to make a developable parcel for potential funding for projects.

In regard to the BLM Four Corners corridor, Mr. Boyd said that they reviewed the projects that were defined during the community outreach, and asked if those carry more weight when ignite cda and the council are considering which projects to move forward with. They were asked by the Mayor and the Parks & Recreation Commission to prioritize projects in the Lake District. The Parks & Recreation Commission had a good discussion and created a priority list. Lacrosse is broken into two phases. The first phase is the intersection and putting in signal bases and conduit. The poles and the signal itself would not be installed. They could also extend the road out to the parking lot and dead end at the gate, for emergency use by the fire department. The 2nd phase would probably be triggered by some sort of development to the west. In regard to the parking lot, they would put the "bones" in of the parking lot and the base to make it usable and maintainable. They would put in half of a parking lot, and go in and remediate the site, removing the rocks, putting in topsoil, and dryland grass. It would be able to be maintained and sprayed for weeds, etc. The improvements would make it a more enjoyable place to be, with a picnic shelter and restroom in there. The Spokane River picnic shelter, with no restrooms, and the gravel walking path, also makes the space more usable. Those projects were presented to the Parks & Recreation commission.

Mr. Boyd reviewed the Parks and Recreation Commission priority list and noted that the commission had a really thoughtful discussion about prioritizing and utilized three criteria: (1) if it can be done now and is cost effective, it would be priority #1, (2) if it is something that can be funded now or built for the same price, it would be priority #2, and (3) if they liked it but thought there was still more information needed, it was priority #3.

The dollars required for Priority #1 items is \$4.58 million. Dollars require to include Priority #2 items is \$5.25 million.

Councilmember McEvers asked for clarification on the Lacrosse projects. Mr. Boyd said that the \$890,000 estimate is to put the bases in for the intersection, and then reconstructing Lacrosse so that it is a brand new road from Northwest Boulevard. Lacrosse connects to Bellerive, but there is a fire gate there that wouldn't allow routine access for the general public.

Mr. Boyd noted that the city doesn't have right-of-way that extends all the way to Lakewood. You couldn't actually construct Lacrosse all the way to Riverstone until private development occurs.

Mr. Jordan asked why Lacrosse is so important to do right now when they are trying to prioritize, and asked if funding couldn't come out of some other street funds in the future. Mr. Boyd said that if you don't build the road, you can't get to that part of the property. They probably wouldn't build a parking lot, and it might not make sense to put in a restroom.

Mr. Berns said that the project is catalytic in nature, in that if they can put some money in to set the stage and put some "bones" in the ground, then private investment in that area might really

kick in. The question is, does the agency want to partner with the city to spread the wealth around in regard to geography. Mr. Boyd commented that it isn't a space issue – it's an ownership issue. The city has a dedicated right-of-way but none of those ownerships touch another public street, so they have nowhere to connect it to.

Mr. Etherton commented that another consideration in regard to Lacrosse is the construction along Bellerive Avenue. He noted that the way the fire code reads, once there are 30 homes built in any subdivision, they have to have a secondary access. For reasons that happened long ago, somehow the city has allowed building of more than 30 units along that road without secondary egress out, so the Lacrosse connection falls into play with them getting back on track again in regard to the requirements of the fire code. It is important to the fire department to get themselves back up to the standard.

Councilmember McEvers said that the big push has been getting people out of Riverstone – two ways in and two ways out. This would be a third way in and a third way out.

Councilmember Gookin asked if there have been any overtures to the people who own that private street about opening it up. Ms. Anderson said that they have indicated that they don't want it to be a through connection, even though the original PUD requires that it be. Councilmember Gookin asked why the city wasn't enforcing an egress if the original PUD requires it, and suggested that the city enforce its own code.

Mayor Widmyer said that according to the PUD there needs to be a second egress and there shouldn't be a gate there. Councilmember Gookin commented that people are using the road already. Councilmember Miller questioned how the neighborhood can just say that they don't want it, when the PUD says that it should be there. Ms. Anderson said that staff and legal looked at the original PUD and they were supposed to have connections at Lakewood and Bellerive. Lakewood was removed through a PUD amendment.

Mr. Jordan commented that when all this was done in the early 2000's, Marshall Chesrown went under and everything developed other than what was envisioned. He thinks the neighbors were trying to keep their streets low traffic. Mayor Widmyer said that council will need to weigh in on a direction to go, and it seems that the direction is already in the PUD and the council would like to move forward with what is in the PUD.

Councilmember Miller said that she thought that there was some potential in the future to connect the right-of-way to Lakewood. Councilmember Gookin asked who owns the property. Mr. Boyd said that Union Pacific owns the piece on the north side. If the city acquired right-of-way, they could make a connection through the city's right-of-way to Lakewood.

Mr. Gridley said that they have had discussions with Dennis Cunningham and he is trying to work out some title issues. One of the issues is access and what is the most rational and efficient way to build a road – and how do all of those pieces and moving parts move together. He is working with Union Pacific to try and reduce the price based on the fact that the city does have easement along there.

Mayor Widmyer said that it seems that the council would like a complete project there – not just putting in the lights and connection to the park, but for the city to explore the complete connection. Councilmember Miller said that she thinks it is a priority item but she thinks that the original PUD enforcement is sort of a quick fix for traffic. Pursuing Lacrosse all the way to Lakewood would be a higher priority.

Mr. Berns asked the council members for their ideas regarding priorities.

Councilmember Miller said that there are two areas she is concerned about. One is the Atlas to Beebe piece, in that she thinks that it doesn't make sense to walk away from the funding and leave that a gravel weed lot. She is also concerned about the piece that borders Tilford on the Centennial Trail and noted that some extensive plans have been brought up by the Centennial Trail Foundation that don't match the proposal at all, and could also affect the BLM corridor. She thinks that those plans need to be put into the mix as well.

Mr. Greenwood said that he has never seen the Centennial Trail plan, and only recently discovered it on a website that he found. They had previously proposed some of the development and the Centennial Trail Foundation and the Ped/Bike Committee shot it down and didn't want anything in there other than a green belt. The plan that he saw was much more extensive than a greenbelt, and includes a plaza, trees, rerouting of the trail, etc., and Mr. Greenwood commented that it is an interesting development to come forward at this stage in the planning process. Councilmember Miller said that it is new information, but it is very extensive, and she thinks that they would be unwise to prioritize and confirm the priority list unless they have all of the other potential projects involved. Mr. Greenwood said that the Parks & Recreation Commission and the council were very clear about putting a bigger "frosting" on the Atlas piece. If there is a private funding source and some grants and they can look at it in the future, they can certainly talk about it.

Mayor Widmyer said that a lot of the proposed projects have gone through the entire process. He is not discounting the green belt idea, but there is a project that is moving forward and it probably needs to go through the system. Mr. Greenwood said that nothing being done would preclude anything being done in the future and that it is certainly still on the table, but the items before the council today have all gone through the system and the folks that are doing the work are looking for some priorities from the council on the direction to go.

Mr. Berns said that the council's recommendations would be taken back to the ignite board for consideration for their planning for the next few years. They won't get everything done next year, but if they get a sense of priorities, they can start taking "bites out of the elephant" and get it going. He noted that they have to have all of their funds spent by September of 2022, and have to identify, plan and process the funds spent.

Mr. Berns asked if there was any energy around the Coeur d'Alene Avenue greenscaping element. Councilmember McEvers asked why they would do that. Mr. Berns said that it was done for Front and Lakeside. Mayor Widmyer said that it would probably be a low priority.

Councilmember Gookin said that there were a couple of items that he wrote down as low priorities. One is the Performing Arts Center as it is pretty much too late to undertake a project of that magnitude in the Lake District. In regard to the University of Idaho project, he commented that he doesn't know enough about it, and because it is new and the date of completion is 2025, it would also be a low priority to him. The Coeur d'Alene Avenue project would probably also be a low priority.

Mayor Widmeyer said that the pocket park is privately owned and the owners have not indicated that they are going to sell it to anyone else, or to the city, so it may be difficult to prioritize something that may never materialize. The owners at this point are not motivated to do anything. As things move forward in Midtown, they will probably have to take a look as there could be some more expended in midtown, including possibly some things coming forward to enhance the parking situation. They are working through that process, and don't have a dollar figure at this time. The mayor commented that he thinks Midtown needs to be finalized and completed, and there is some priority to having a finished project.

Councilmember Gookin said that in regard to expanding, resurfacing and lighting of the parking in Midtown, there is also an opportunity for signage that could go through the Arts Commission as an art project. Having the Midtown parking signs as art would be a way to fund it through the Arts budget without having to use ignite funding.

Councilmember McEvers said he would like to see urban renewal finish the intersections that were built that didn't work out so great, and would also like to see the sidewalks corrected. Once urban renewal is gone, the taxpayers will be picking up the dollars on the maintenance, so he would like to see it built to a higher standard.

In regard to the right-of-way on Beebe, Councilmember McEvers asked if there is more than one trail there right now. Mayor Widmyer said that the proposal is that they would gradually go up to meet the Centennial Trail at some point. Mr. Boyd said that this was not actually budgeted and the background is that the Parks & Recreation Commission said that they have a perfectly good trail and why tear it up? It would create an opportunity to put in green space, or the potential for parking in the future. The idea about moving the trail to the lower bench would set Parks up for the future for building a parking lot. The collaboration between ignite and the city could potentially create a salable piece of property.

Mayor Widmyer said that he believes there was talk about a road connection on the lower bench and that idea was thrown out. Mr. Boyd said they vetted a whole series of options with the Parks & Recreation Commission and went through the scenarios of bringing roads through, and on each one of those iterations, the Parks & Recreation Commission said that it just doesn't feel right. Mr. Greenwood said that they also presented to the Centennial Trail Foundation and the Parks Foundation and they also weren't in favor. Mayor Widmyer said that the Parks & Recreation Commission viewpoint is that they were focused on Atlas Park. They wanted to make a complete project and put in as many resources as possible. Then, after some more conversations, they agreed that there should be some investment in Lacrosse. Both investments spur some economic development, which is what urban renewal money is for.

Councilmember Miller said that she feels that the Atlas piece needs to be addressed before they move on. Councilmember Gookin agreed.

Mr. Boyd said that one of the things that has been sitting in the back of his mind is would the council entertain a developable piece of property off of Beebe. If you were to move the trail and use the BNSF right of way, that is an investment that ignite would make but it gives opportunity for a future parking lot and setting the stage for a salable piece of property off of Beebe Boulevard. That is one of the things that ignite keeps in the back of their mind. Mayor Widmyer said that the BNSF trail could be something as simple as creating a gravel walking path, which would be a minimum amount of investment that doesn't preclude doing something in the future.

Mr. Berns summarized that Midtown is a medium plus priority for the council, the UP Development IRA and Performing Arts Center are low priority. Lacrosse Phases 1 and 2 are high priority.

Coeur d'Alene Avenue 2nd to 5th is low priority. The downtown greenspace is a low priority. The Atlas Park items are all high priority. The BNSF Right-of-Way west of Beebe is a medium plus priority. The University of Idaho Technology Center is low priority. The Lacrosse Park Parking Lot, Restroom, site remediation, gravel walking path, and Spokane River Picnic Shelter are all high priority.

Mr. Jordan said that, in regard to the Coeur d'Alene Avenue project, there was always a hope to expand the downtown core and it has really come to light with the parking garage. He can understand it being a low priority, but the property owners are willing to do an LID as a match and are asking to upgrade the sidewalks and lighting. He thinks it would be something that is important to do and asked the council to keep it in mind. Mayor Widmyer said that it is not a priority for him. Councilmember McEvers said that if the property owners are willing to do an LID, that says a lot. His suggestion would be to not do pavers and colored concrete and not get too fancy because it comes around too fast for fixing and he doesn't think it is fair. Mr. Jordan said that he doesn't think that Lakeside and Sherman turned out too bad, and if anyone wants to talk to him sometime, he will explain why they painted the sidewalks in Midtown. Councilmember English said that he would recommend keeping the priority somewhere between medium and high as there is a lot of interest up there and they are right at the cusp of downtown.

Mayor Widmyer asked if there was a difference between painted concrete and colored concrete. Mr. Boyd said that colored concrete is more expensive. Mr. Jordan said that the intersection at Lakewood and Northwest Boulevard going into Riverstone is colored concrete and it has really held. He noted that a lot of downtowns have used colored concrete and explained that what was supposed to happen in midtown was stained concrete. A decision was made at a Public Works Committee for more of an epoxy paint, which was not the right application for how it was used.

Mayor Widmyer said that the connection from Lacrosse is an important issue and needs to be pursued, along with a connection into Riverstone and the gravel trail. Councilmember Miller said that she thinks it is important take a look at working with other entities and other groups who want to come forward with funding and plans.

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

The meeting adjourned at 1:17 p.m.

Steve Widmyer, Mayor

ATTEST:

Amy C. Ferguson
Deputy City Clerk

Draft