

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

MAY 21, 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, May 21, 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 English	)	
Dan Gookin	)	

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

**INVOCATION:** Pastor Mike Slothower with River of Life Friends Church

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

Mayor Widmyer announced that Councilmember Ron Edinger's birthday is tomorrow and the council sang "Happy Birthday" to him.

**PUBLIC COMMENTS:**

Susie Snedaker, Coeur d'Alene, said that transparency is expected for every financial transaction, including the land exchange deal with St. Vincent de Paul. The background on this property is that in 2011 the city purchased 202 and 206 Homestead for \$500,000.00 and the rent from the units was supposed to be applied to the annual lease payment, which was \$10,000. She said that it seems that St. Vincent's collected the rent but failed to pay the city the lease payment for years. The city entered into a settlement agreement on the 21<sup>st</sup> day of June, 2016 with St. Vincent's in the amount of \$67,564.41 for the lease agreement that began on May 3, 2011, which Ms. Snedaker said mutually terminated the lease agreement and the dollar amount was based on financials provided by St. Vincent, which Ms. Snedaker said is a loss for the city of \$83,436.00. She further said that the city has a proposed land trade and values Homestead at the original purchase price from 8 years ago and not at today's rates. The properties on Sherman are based on value and not appraisals at \$800,000.00 and traded for the Homestead properties' value of \$500,000.00 plus \$300,000.00 cash, to equal \$800,000.00 for the purchase price of the properties on Sherman which are at the 2019 values. Ms. Snedaker said that the lack of appraisals brings up many questions such as the costs of remediation and it seems that the purchase is not well thought out as there is no formal adopted masterplan for East Sherman or specific plans for those

parcels. Ms. Snedaker said that her suggestion is to use the spare \$300,000.00 to repair roads or complete the installation improvements shown on the adopted plan for Person Field.

**Proclamation for National Safe Boating Week May 18-24, 2019** – Mayor Widmyer proclaimed May 18-24, 2019 as National Safe Boating Week. District 12 Commodore Kathleen Goodwin accepted the Proclamation. Ms. Goodwin noted that additional safe boater information can be found at the following web-site: <http://wow.uscgaux.info/content.php?unit=130-08-04>. She reminded citizens of dangers at this time of year because temperatures are really hot and the water is really cold and people think they can jump into the water and lose their breath because the water is so cold. She noted that life jackets save lives and there over 100 loaner kiosks from the Idaho Parks and Recreation where people can borrow life jackets and return them.

**Presentation regarding CDA 2030 Progress Update** – Executive Director Nicole Kahler and Board Chair Marcee Hartzell presented a “year-in-review” of the CDA 2030 programs. Board Chair Marcee Hartzell recognized Amy Evans, current board chair, and past board chair Kiki Miller and thanked them for their support. She said that CDA 2030 was started in 2013 to update the CDA 2020 goals which were established in 2001 by the city. Information was gathered from residents and, as a result of the community wide effort, a long range vision and implementation plan was created. The vision is what the community wished to be in 2020 and the implementation plan is the path of how it will be achieved. The plan includes 36 strategies, 180 actions, and six focus areas. In June of 2014, the City Council passed a resolution adopting the Community Vision Statement, strategies and Implementation Plan. CDA 2030 started a community project organized and run by a few community members and then turned into a non-profit organization which leads partners to implement priority actions and monitors and tracks. The mission statement is: “CDA 2030 seeks to guide the greater Coeur d’ Alene community in realizing its vision for a bright future together. As a nonprofit group, we help local businesses, government, and community organizations carry out the CDA 2030 Vision and Implementation Plan.” Ms. Hartzell said that the board of directors is made up of 23 community members. An additional 10 members serve on marketing, implementation and sustainability committees. The organization is staffed by 1.5 positions. The budget total for 2019 is \$123,511.00, with the majority of the budget being directed toward payroll expenses. The budget is leveraged by volunteer time and committee members. The standard budget has been around \$100,000.00 for the past 3 years and this year an additional \$23,000.00 was added to support the “Envision CDA” project. Over 42 sponsors support the effort and have donated \$14,788.00 since January of this year. There are 46 lead partners that help take on different action items within the plan.

Ms. Hartzell said that since the last update to the City in 2017, a few key initiatives have been accomplished which include the following: CPR training for 124 community members at no cost at the “Keep the Beat” event; partnered with the Idaho Department of Labor and KTEC to provide a soft skills curriculum to learn how to adapt, write and communicate effectively, and how to present oneself to be reasonable and dependable; hosted a tutorial and Urban Land institute technical assistance panel and through recommendations proceeded with the Urban Renewal Feasibility Study to assist with planned growth in the health corridor; facilitated the Performing Arts Market Analysis and Feasibility Study with expert consultants; and implemented a public bike repair station within McEuen Park. Ms. Hartzell said that, in addition to their organization goals each year, the board identifies key projects they want to assist with.

There are three committees: Implementation Committee, Sustainability Committee, and the Marketing Committee. The Implementation Committee goals are: collaborate with City of Coeur d' Alene to establish the Envision CDA project vision validation and plan update; assist the city in completing the East Sherman master plan and implementation efforts; support "Opening books, opening doors" partnership; create an evaluation process for proposed priority actions; support lake management and the "Our Gem Symposium"; and support efforts related to affordable, quality early care and education (child care). The Sustainability Committee goals are: raise \$40,000 in private donations; renew funding for City of Coeur d' Alene; renew funding from ignite cda; and save a year's worth of standard operating budget (\$100,000.00). The Marketing Committee goals are to: improve communication of the organizational mission and accomplishments to the community; and determine if the organization should be rebranded with a new logo and name change.

Ms. Kahler presented the priorities the committee members are working on this year. Early Care and Education (childcare/preschool): the goals are to develop a replicable business-support model, strengthen the early care and education workforce, and implement a public awareness campaign. East Sherman: the goals are to complete the master plan. In regard to "Opening Books, Opening Doors," the key strategies are kindergarten readiness, quality teachers in a literacy-rich learning environment, parent engagement, and out-of-school learning. Envision Coeur d' Alene: in preparation of the five-year plan CDA 2030 is partnering with the city to update the vision for the future. Public outreach is slated for this fall.

Councilmember English asked when the East Sherman master plan would be completed. Hilary Anderson, Community Planning Director, said that it will be brought forward before the end of the calendar year.

Councilmember Miller asked, in regard to the new childcare initiative, how many implementation items were involved around childcare and if they will be coordinating with the city's childcare commission. Ms. Kahler replied that there is one action plan centered around affordable childcare and they are working with Sam from Panhandle Health and Carrie Stark from United Way.

#### **COUNCIL ANNOUNCEMENTS:**

Councilmember Miller recognized Hilary Anderson, Community Planning Director, for doing a great job updating the North Idaho Building Contractors' Association on Accessory Dwelling Units, upcoming changes with infill conversations, the Comprehensive Plan, at their last meeting, and said that she is very encouraged about how many people are getting involved.

**CONSENT CALENDAR: Motion** by McEvers, seconded by Evans, to approve the Consent Calendar as presented, including **Resolution No. 19-015**.

1. Approval of Council Minutes for the May 7, 2019 Council Meeting.
2. Approval of Public Works Committee Meeting Minutes from May 13, 2019.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.

5. Setting of General Services and Public Works Committees meetings for Tuesday, May 28, 2019 at 12:00 noon and 4:00 p.m. respectively.
6. Setting of a public hearing on June 18, 2019 for A-2-19 -Location: 6215 N. Atlas Road; A proposed 11.73-acre annexation from County Industrial to C-17 zoning district; Applicant: John Hern
7. Approval of a Cemetery lot repurchase from Dennis O'Brien for Lot 11, Block V, Section Riv of Riverview Cemetery
8. **Resolution No. 19-015** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED AGREEMENTS OF THE CITY OF COEUR D'ALENE, SPECIFICALLY: APPROVAL OF AN AGREEMENT WITH INTERSTATE CONCRETE AND ASPHALT FOR THE ATLAS ROAD/INDUSTRIAL LOOP SIGNAL AND TRAIL GAP PROJECT; AND APPROVAL OF A COOPERATIVE FUNDING AGREEMENT BETWEEN THE CITY OF HAYDEN, CITY OF DALTON GARDENS, AND THE CITY OF COEUR D'ALENE FOR THE 2019 CHIP SEAL PROJECT.

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

#### **RESOLUTION NO. 19-016**

**A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AGREEMENT WITH LA RIVIERE CONSTRUCTION, INC., FOR THE CONSTRUCTION OF THE WATER DEPARTMENT ADMINISTRATION AND MAINTENANCE BUILDING.**

**STAFF REPORT:** Terry Pickel, Water Department Director presented a request for council acceptance of the bid of and authorization of a contract with La Riviere Construction, Inc., for construction of a new Water Department administration and maintenance building. Mr. Pickel stated in his staff report that since the City acquired the public water system from Idaho Water, the Water Department has been moved several times, due either to expansion, transition of facilities, or contributing safety factors. Currently, the Water Maintenance Shop is housed at 3800 Ramsey Road, adjoining the Street Department in the same building. The Water Administrative Offices are housed in a separate building at 3820 Ramsey Road, in the same complex. Fire Station II, the Training Tower, and the Police Department also occupy the same complex. As the City continues to grow, so do the needs of each of these public entities. As equipment and manpower are added to meet the ever-increasing need for basic City services, adequate space in the Ramsey Complex has become an increasing premium. As two new buildings have been added for Police and Fire, precious ground storage space for equipment and bulk materials such as sand and crushed rock have disappeared. A major contributing factor to a desired relocation is that egress at the Ramsey Complex is onto Ramsey Road only. With the dramatic increase in traffic over the past decade, it is exceedingly difficult to exit the yard safely, especially with the large slow-moving equipment used by the Water and Street Departments.

The staff report further noted that the Water Department's consultant solicited bids for the Water Administration and Maintenance Building. Five final bids were received, with La Riviere

Construction being the lowest bidder at \$2,660,000. While the lowest responsive bid is \$210,000 over the budgeted line item, staff does not expect the overall FY budget to be exceeded as they will not be able to accomplish another large budgeted project this fiscal year due to time constraints, design issues, right of way/easement access, etc. It is also anticipated that the construction will transcend this fiscal year budget so the additional cost can be included in the next budget. It is estimated that approximately \$2.2 million would likely be spent by the end of the fiscal year as it is anticipated that construction would take approximately 300 calendar days, depending on weather.

The staff report further explained that the proposed Water Administration and Maintenance Building will be a 25,000 square foot clear span steel structure which will house the (most affordable building types) administrative offices, a heated maintenance shop, meter maintenance (save 70,000 a year to maintain) and a cold storage area for materials in one structure rather than the current four. The building would be constructed on 4.5 acres of available area on the Howard Street Compost site, on the east side of the property. This would provide a suitable location for the proposed facility as well as provide a buffer from the public for the Compost Facility operations. Public access and operational egress from this location would be considerably easier than the Ramsey complex.

Councilmember English clarified that the water department runs on user fees and enterprise funds are not within the general fund. Mr. Pickel stated that there are savings from the last two years due to warm temperatures and budgeting wisely, they do have sufficient cash to pay for the building cost of \$3,295,000.00, which will not come out of future user fees and was not included in the rate study. Councilmember Ron Edinger asked when the project would start. Mr. Pickel said that he anticipates the project will start as soon as the contract is approved. He noted that it takes about 3 months to get the building package and added they would start construction right away.

Councilmember Gookin said that he is pleased that the project can be completed without going into debt. He said that it is a concern that the Water fund had the \$3,295,000.00 in cash and it is good that we save; however, the City just increased the water rates. He asked if the money was allocated for something else. Mr. Pickel said that a portion of the funds were for other projects that will be pushed out into the future and are within the capital plan. They are trying to build an emergency reserve fund and a portion of the cash is going to that. Mr. Gookin said that it would be an easier decision if there was a master plan for the future to help guide their decision.

Mayor Widmyer followed up on Councilmember Gookin's point regarding a masterplan for the Water Department facility and said that there have been conversations between Troy Tymesen, City Administrator and the Street, Fire, and Police Departments on a facility plan that could be shared with the Council. Mr. Tymesen thanked Mr. Pickel on a great presentation and noted that the Water Department has no debt. He further said that the master plan on the north campus also incorporates the Parks & Recreation Department and Jenny Stokes Field and Mr. Tymesen said that those soccer fields combined with some parking potential available and the restrooms at Fire Station 2 which are really important for the little people. He commented that he has been working with those departments, including the Police Department, at a very low cost to create a master plan moving forward.

**MOTION:** Motion by Gookin, seconded by English to approve **Resolution No. 19-016**, an Agreement with La Riviere Construction, Inc., for \$2,660,000 to build the new Water Department Administration and Maintenance Building.

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

### **RESOLUTION NO. 19-017**

#### **A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AGREEMENT WITH WALKER CONSTRUCTION AS CONTRACT MANAGER/GENERAL CONTRACTOR (CMGC) FOR THE MEMORIAL GRANDSTAND REMODEL.**

**STAFF REPORT:** Bill Greenwood, Parks & Recreation Director, explained that on October 16, 2018 Council rejected Bids for the Memorial Grandstands and authorized staff to seek a Request for Qualifications (RFQ) for the remodel. They advertised for the RFQ as required and received 3 RFQs. All three companies met the necessary criteria to submit. On November 14, 2018, they scored the Statement of Qualifications as outlined in the RFQ and the scoring was very close so they decided to conduct face-to-face interviews on December 6<sup>th</sup>, with Walker Construction being selected.

Mr. Greenwood further stated in his staff report that Ignite CDA has committed \$1,011,570 to the project, and NIC has given \$150,000, with \$136,881.50 from Parks Capital, less \$68,083 paid to Architects West, for a total of \$1,230,368.50 remaining for the project. The current construction bid amount is \$1,684,087, which is \$453,718.50 over budget. The funding from ignite will not be available as of July 1, 2019.

Mr. Greenwood commented in his staff report that for the last several months Walker Construction has been working with sub-contractors in an effort to bring the project within budget. Unfortunately, the current bidding environment is high and Walker Construction was unable to bring the project within budget. The numbers were getting higher and Mr. Greenwood brought it forward to General Services and was asked to bring down the cost some more. An idea to accomplish that would be to phase the project and take out some of the original elements which include the restrooms, the concession stands, locker rooms, and a ticket booth. Eliminating those elements would bring the project to almost within budget. Mr. Greenwood said that he discussed the proposed changes with NIC and they were agreeable to have the restrooms and locker rooms located where the current 45-year-old restrooms in City Park are, which need to be replaced. Mr. Greenwood further noted he would like to take the idea to ignite cda for their approval. With the elimination of the elements, the budget is now over budget by \$22,635.00. The Parks and Recreation Commission has agreed to take that short fall out of the Parks Capital Fund to make the project happen.

Mayor Widmyer said that a part of this whole thing was that the inside of the grandstand would need to be shored up and constructed to last many years. Mr. Greenwood concluded that the inside would be beefed up structurally, and the outside will have a fresh new look.

Councilmember English asked if, in the future, concessions could be added. Mr. Greenwood said that he walked the site with the Parks & Recreation Commission and an idea that came up was possibly food trucks.

Councilmember Miller said that the \$400,000.00 cut in the budget is a big trim and recognized all the partners: NIC, ignite cda, and the Parks Capital funds. She said that the food trucks are a great idea to solve the concession issue. Mr. Greenwood followed up by stating that the restroom was already something that needed to be completed within the next couple of years. The locker rooms will be used by NIC only.

**MOTION:** Motion by Edinger, seconded by Miller, to approve **Resolution No. 19-017**, an Agreement with Walker Construction as Contract Manager/General Contractor (CMGC) for Memorial Grandstand Remodel.

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

#### **COUNCIL BILL NO. 19-1005**

**AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE FOLLOWING SECTIONS OF THE COEUR D'ALENE MUNICIPAL CODE: 2.66.020, 4.05.030, 4.15.010, 4.15.020, 4.15.030, 4.15.040, 4.15.120, 4.15.130, AND 8.48.030; PROVIDING FOR THE REPEAL OF THE FOLLOWING SECTIONS OF THE COEUR D'ALENE MUNICIPAL CODE: 4.15.060, 4.15.070, 4.15.080, 4.15.090, 4.15.100, 4.15.110, AND 4.15.115; 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.**

**STAFF REPORT:** Troy Tymesen, City Administrator presented the staff report asking the City Council for approval of amendments to various sections of the Coeur d'Alene Municipal Code related to parking, which amendments clarify and add definitions, consolidate parking regulations in one section of the Code, expand the program for monthly parking permits, and make grammatical and stylistic corrections.

Mr. Tymesen said that the amendments will benefit the City as well as the public by clarifying and simplifying the parking regulations. The amendments will result in an expansion of the monthly parking permit program which will relieve pressure for on-street parking. The amendments will also result in a flexible system which can respond to special needs quickly and in a user-friendly manner.

Mr. Tymesen explained that Title 4, Chapter 4.15 of the Coeur d'Alene Municipal Code regulates parking in the City. It contains fifteen separate sections, eight of which are entitled "Additional Regulations." Also, since the chapter was last amended, the City has completed the parking structure on 4<sup>th</sup> and Coeur d'Alene Avenue and the skatepark near Memorial Field. Staff concluded that this was the appropriate time to amend the sections of the code related to parking in a comprehensive manner. The amendments include a new definition for the Coeur d'Alene Parking Garage and a revised definition for the Memorial Field Skateboard and MX Freestyle Park. They have also consolidated all of the general parking regulations into one section (4.15.040), eliminating seven separate sections of the code which overlapped, were redundant, and/or conflicting. The City's monthly parking permit program is expanded and the Parking Commission is directed to establish, in consultation with the City Administrator, policies and procedures for the program. The City Administrator is given discretion to waive parking fees for community or park events, and exempt special events.

Councilmember Gookin asked about language that says that gives the City Administrator authority to waive parking fees in whole or in part for community or parks events open to the general public in any of the parking facilities, and that the City Administrator may exempt persons attending special events from complying with any or all of the regulations of the Chapter, and commented that it would cut council out of the picture. Mr. Tymesen said that was not the intent but some issues come up with very short notice and there is no time to get them to council; for example, a special event that wants to set-up in the City's parking lot. Mr. Gookin followed up by stating that in the past council used to approve beer and wine licenses, which council no longer approves and asked if there was a way to have a notification through head-ups, which is currently how council is notified about new alcohol licenses. Mr. Tymesen agreed to notification of the council through a heads up.

Councilmember Gookin said that he was concerned regarding Section C: *"Other Regulations #8 No person shall operate or ride any skateboard, roller skates, rollerblades, in-line skates, coaster, sled, wagon, scooter, or similar device in any parking facility. This prohibition shall not apply to the use of wheeled equipment necessary for ambulation by a disabled person. #9 No person shall enter or remain within a parking facility for any purpose other than to park or retrieve a vehicle, or to access other public property,"* and said that the City is restricting people's rights to peacefully assemble on public property and it seems to be a violation of people's rights. The City Attorney said that you can designate places that are appropriate for protesting. Councilmember Gookin asked about #10: *Smoking of cigarettes, cigars, pipes, or other lighted or heated devices intended for inhalation is prohibited in any enclosed area of any parking facility,* and asked how would the city enforce that. Mr. Tymesen said that the Police Department would enforce. Councilmember McEvers questioned why Sections 8, 9, and 10 were written to be so specific. Mr. Tymesen responded that the Police Department wanted specificity so that when a ticket is written by the Police Department, it can reference the code section.

Councilmember Miller said that in discussion with Mr. Tymesen the question was asked about why not the other parking areas around town. It was explained to her that as city-owned property comes on moving forward, this verbiage would be added to this ordinance. Mr. Tymesen stated that the next step would be to incorporate the changes throughout all of the parking ordinances, which the Parking Commission discussed at their last meeting. Councilmember Edinger asked

when can they expect foot patrols out on Sherman Avenue and the Skate Park. Mr. Tymesen responded immediately, and that they have their ATV out currently.

**MOTION:** Motion by Gookin, seconded by English, to dispense with the rule and read Council **Bill No. 19-1005** once by title only.

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

**MOTION:** Motion by Gookin, seconded by English, to adopt **Council Bill 19-1005**. Including the additional language to Section D that City Council be informed when the City Administrator waives parking fees or makes exceptions.

**ROLL CALL:** Evans Aye; Miller Aye; McEvers Aye; Gookin No; English Aye; Edinger Aye. **Motion carried.**

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

The meeting adjourned at 7:45 p.m.

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Steve Widmyer, Mayor

ATTEST:

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Kelley Setters, Deputy City Clerk