

MINUTES OF A REGULAR MEETING OF THE CITY
COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO,
HELD AT COEUR D'ALENE CITY HALL,
DECEMBER 19, 2006

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 Hall, December 19, 2006 at 6:00 p.m., there being present upon roll call the following members:

Sandi Bloem, Mayor

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| Al Hassell |) | Members of Council Present |
| Woody McEvers |) | |
| Loren Edinger |) | |
| Dixie Reid |) | |
| Mike Kennedy |) | |
| Deanna Goodlander |) | |

CALL TO ORDER: The meeting was called to order by Mayor Sandi Bloem.

INVOCATION was led by Pastor Tom Weadick, Vineyard Christian Fellowship.

PLEDGE OF ALLEGIANCE: Councilman McEvers led the pledge of allegiance.

PRESENTATIONS:

PRESENTATION- "Housing Needs Assessment Project": Julie Williams, Vice President of Idaho Housing and Finance Association (IHFA), along with Gary Hunter, President of IHFA and Heidi Aggeler, BBC Research and Consulting, repeated their presentation of the results of a housing needs assessment study completed for the City of Coeur d'Alene. Mayor Bloem noted that the study was a joint venture between the City of Coeur d'Alene, LCDC and IHFA. Councilman Kennedy commented that he had been to a conference on homelessness and he had asked other participants at the conference what would be the one thing they wouldn't do again and they all responded that they would not do "warehousing" of indigents in one district. Heidi Aggeler agreed that you do not want to segregate your community but rather encourage dispersing them throughout the community not only for indigent housing but also affordable and workforce housing. She gave the example of a community near Denver, Colorado where \$300,000,000 homes are adjacent to affordable housing units. Councilman Reid asked Heidi Aggeler to explain how you maintain an affordable housing inventory when a homeowner can purchase a house for \$100,000 and turn around and sell it for \$150,000. Heidi Aggeler explained the purpose of a deed restriction for affordable housing which the home buyer with a subsidy usually when the home is sold is limited to receiving only 3% appreciation for each year they resided in the home. She noted that she could provide some sample ordinances of this type of process. Councilman Hassell asked how housing rehabilitation works. Heidi Aggeler noted that HUD has grants that provide housing rehabilitation which is generally overseen by the City who administers the grant funding and oversees the contractors and the work done on eligible homes. Councilman McEvers asked for an explanation of the CDBG program. Ms. Aggeler noted that CDBG

program is a Federal grant program to provide assistance to communities for affordable housing. Grants are generally distributed according to size of communities. She noted that the City is now eligible to receive CDBG directly from the Federal Government vs. applying through the State for an ICDBG grant; however, there are certain requirements that must be met in order to receive Federal funding. She noted that 20% of funding from CDBG programs can be used to hire staffing to oversee the program. Councilman McEvers asked about matching funds for grants. Heidi Aggeler noted that CDBG is limited to how much housing programs could be applied for at one time. Councilman Edinger asked if there is a certain population that must be met in order to receive CDBG funds. Heidi Aggeler responded that there are certain requirements to receive funding, one of which is being identified as a major metropolitan area which the City has been designated. In response to Councilman McEvers inquiry regarding the City's responsibility of providing affordable housing, Heidi Aggeler noted that she foresees this city continuing to be a choice destination for homeowners and the need for affordable housing will not go away. Councilman Goodlander noted that the City has used ICDBG funds for some of the City's projects such as the Costco project and wanted to know if we received CDBG funds directly from the Federal Government, would the City no longer be eligible to receive funding from the State's program. Heidi Aggeler responded that the Federal grant program and the State's ICDBG funding program requirements are the same; however, the State selects certain projects from the master list of Federal projects which determines how ICDBG funds will be used within the State; whereas, if a City applies directly to Federal CDBG funding, the City has the opportunity to choose projects from all the programs offered by the Federal government..

PRESENTATION - "Library Construction Update": Project Manager Renata McLeod gave a mid-project update for the Library Project. They are expecting the completion date to be towards the end of July 2007. Mrs. McLeod then presented construction site photos and updated the Council regarding several costs savings as well as unexpected expenditures. She noted that the project is still within the original budget and has some buffer for future unexpected expenditures. Currently they are working on selecting furniture, fixtures, and equipment as well as donor recognition and the grand opening celebration. Councilman Goodlander thanked Renata for being the Project Coordinator on this project.

FINDINGS AND ORDER FOR MEADOW RANCH: Mayor Bloem noted that Item 2 from Other Business has been pulled from the agenda and will be continued to another meeting.

PUBLIC COMMENTS:

CITY CREWS APPLAUDED: Jon Ingalls, Deputy City Administrator, commented that last Friday's "Windfest", with winds over 60 mph, had City staff waking up to no power for the sewer and water system, numerous traffic flow issues due to no power to signals, and several downed trees. He complimented City staff for their teamwork and working together to resolve all the issues faced by the City no matter what department they were in.

CONSENT CALENDAR: Motion by Reid, seconded by Edinger to approve the Consent Calendar as presented.

1. Approval of minutes for December 5, 2006.

2. Due to the next Public Works Committee and General Services Committee meetings falling on Christmas Day, no meetings were scheduled.
3. RESOLUTION 06-079: A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING APPROVAL OF A MEMORANDUM OF UNDERSTANDING - TRANSFERRING \$10 FROM TRAFFIC SCHOOL TO POST, ANNUAL RENEWAL OF AUDIT SERVICES WITH MAGNUSON, MCHUGH & COMPANY, P.A., APPROVAL OF CHANGE ORDER NO. WITH CONTRACTORS NORTHWEST FOR THE WWTP PHASE 4B, APPROVAL OF A DARK FIBER CONTRACT WITH COLUMBIA FIBER SOLUTIONS FOR FIRE STATION NO. 3, AWARD OF BID AND APPROVAL OF CONTRACT WITH GINNO CONSTRUCTION FOR REMODEL OF FIRE STATION NO. 2, REJECTING THE BID FOR CONSTRUCTION OF PUBLIC SAFETY TRAINING FACILITY AND AUTHORIZING STAFF TO RE-BID, APPROVAL OF AN AMENDMENT TO THE FIREFIGHTER CONTRACT - MINIMUM MANNING STANDARDS, APPROVAL OF LETTERS OF AGREEMENT BETWEEN LCDC AND THE CITY FOR THE LIBRARY AND LETTER OF SUPPORT BETWEEN THE CITY AND THE LIBRARY FOUNDATION AND APPROVAL OF S-6-03-ACCEPTANCE OF IMPROVEMENTS AND MAINTENANCE / WARRANTY AGREEMENT FOR BOLIVAR, 2ND ADDITION.
4. RESOLUTION 06-080: A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING CIVILIAN VOLUNTEERS FROM THE COEUR D'ALENE POLICE DEPARTMENT, AS DESIGNATED BY CITY COUNCIL, AS "AUTHORIZED OFFICERS" ABLE TO PERFORM THE FUNCTION OF REMOVING ABANDONED OR JUNK VEHICLES AND ESTABLISHING A POLICY THERETO.
5. Annual approval of legal description of City Boundaries for submittal to the State Tax Commission.
6. Approval of Annual Road and Street Financial Report.
7. Approval of Bills as submitted and on file in Office of the City Clerk.
8. Setting of Public Hearings: O-4-06 - New zoning districts for January 16, 2007 and O-5-06 amendments to subdivision ordinance for January 16, 2007.
9. Approval of Beer/Wine license transfer for the Pizza Shoppe at W. 501 Appleway.

ROLL CALL: Kennedy, Abstain; McEvers, Aye; Reid, Aye; Edinger, Aye; Hassell, Aye; Goodlander, Aye. Motion carried.

COUNCIL ANNOUNCEMENTS:

COUNCILMAN MC EVERS: Councilman McEvers recalled that even during holidays the City's Water, Streets, Wastewater employees are working and so he wanted to thank all staff for what he takes for granted on a daily basis; water from his taps, his toilet flushing, streets being cleared when it snows. He also thanked each Council member for their unique qualities and he hopes to continue to learn from the Mayor and Council this coming year.

COUNCILMAN HASSELL: Councilman Hassell expressed how impressed he was with the amount of work that had already been done by City crews by the time he awoke Friday morning after the wind storm. He also commended the entire city Staff for another year of exemplary service to the community.

COUNCILMAN GOODLANDER: Councilman Goodlander noted that she had been helping the Salvation Army and was impressed with the generosity of this community and commended the volunteers who ring the bells for the Salvation Army and she also thanked the Salvation Army for all that they do.

COUNCILMAN EDINGER: Councilman Edinger voiced his disappointment with Dick Haugen no longer being the announcer for the local radio station. He recounted Dick's various involvements in the community.

COUNCILMAN KENNEDY: Councilman Kennedy commented on his experience with Dick Haugen during his first 4th of July parade as a City Councilman and noted that Dick will be missed.

COUNCILMAN GOODLANDER: Councilman Goodlander commented that Dick Haugen was the City's voice in the morning for 16 years and he will be missed.

RESOLUTION NO. 06-081

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING A LETTER TO THE BUREAU OF LAND MANAGEMENT (BLM) SUPPORTING THE LAKE CITY DEVELOPMENT CORPORATION (LCDC) ACQUIRING THE BUREAU OF LAND MANAGEMENT / BURLINGTON NORTHERN SANTA FE RIGHT OF WAY FROM THE NORTH IDAHO CENTENNIAL TRAIL FOUNDATION (NICTF).

Motion by Hassell, seconded by Edinger to adopt Resolution 06-0081.

ROLL CALL: McEvers, Aye; Hassell, Aye; Edinger, Aye; Reid, Aye; Kennedy, Aye; Goodlander, Aye. Motion carried.

RESOLUTION 06-082

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING A RAIL REACTIVATION AGREEMENT WITH NORTH IDAHO CENTENNIAL TRAIL FOUNDATION ("NICTF") TO ACCEPT THE TRANSFER OF UNION PACIFIC RAILROAD'S REGULATORY RIGHT TO REACTIVATE RAIL SERVICE ON THE UP RAILROAD CORRIDOR BEING PURCHASED BY NICTF.

Motion by Hassell, seconded by Edinger to adopt Resolution 06-082.

ROLL CALL: Hassell, Aye; Reid, Aye; Kennedy, Aye; Goodlander, Aye; Edinger, Aye; McEvers, Aye. Motion carried.

Mike Gridley, City Attorney, explained the agreements with the railroads that the Council approved through Resolution 06-081 and 06-082. Councilman Edinger commended Mike Gridley for all his efforts and expertise in accomplishing these acquisitions. Councilman Kennedy also noted Senator Craig's efforts and other state agencies that worked with the City to accomplish this asset for the City.

WESTERN PROPERTIES ANNEXATION: Motion by Reid, seconded by Kennedy to grant a 90-day extension of time to Western Property for the completion of an annexation agreement. Motion carried.

ORDINANCE NO. 3279
COUNCIL BILL NO. 06-1041

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 FOLLOWING DESCRIBED PROPERTY FROM R-12 (RESIDENTIAL AT 12 UNITS/ACRE) TO C-17 (COMMERCIAL AT 17 UNITS/ACRE) AND PLACING CERTAIN CONDITIONS UPON THE PROPERTY, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: 3 PARCELS TOTALING +/- 20,560 SQ. AT 1101, 1103 & 1113 WEST DAVIDSON AVENUE, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

Motion by Reid, seconded by Kennedy to pass the first reading of Council Bill No. 06-1041.

ROLL CALL: Reid, Aye; Edinger, Aye; Hassell, Aye; Goodlander, Aye; Kennedy, Aye; McEvers, Aye. Motion carried.

Motion by Edinger, seconded by Hassell to suspend the rules and to adopt Council Bill No. 06-1041 by its having had one reading by title only.

ROLL CALL: Reid, Aye; Edinger, Aye; Hassell, Aye; Goodlander, Aye; Kennedy, Aye; McEvers, Aye. Motion carried.

PUBLIC HEARING - CREATING AND AMENDING CERTAIN PARKS FEES: Mayor Bloem read the rules of order for this public hearing. Bill Greenwood, Deputy Parks Director, gave the staff report.

Mr. Greenwood reported that although park fees have not been changed since 1999 and there will be full review after completion of the Parks Master Plan, there are two fees that need to be addressed now.

The first is to establish a fee for the Riverstone Ampitheater which will be completed some time next summer. He is recommending a \$100/event fee based on the type of events that are foreseen at the ampitheater. He noted that the bandshell and gazebo in City Park rent for \$50 each but these rates will most certainly increase in the next fee review.

The second request is amending the current monitoring fee from \$15/hour to \$20/hour. This fee was initiated in 1999 and has not kept pace with inflation costs. The actual monitoring expense averages around \$20/hour depending on who is assigned to monitor the event. He also noted that this fee will be re-evaluated during the fee review after the completion of the Parks Master Plan.

PUBLIC COMMENTS: Mayor Bloem called for public comments with none being received.

RESOLUTION 06-083

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AMENDING AND CREATING USER PARK FEES.

Motion by Edinger, seconded Hassell to adopt Resolution 06-083.

ROLL CALL: Hassell, Aye; Edinger, Aye; Goodlander, Aye; McEvers, Aye; Reid, Aye; Kennedy, Aye. Motion carried.

ADJOURNMENT: Motion by Kennedy, seconded by Edinger that, there being no further business, this meeting is adjourned. Motion carried.

The meeting adjourned at 7:45 p.m.

Sandi Bloem, Mayor

ATTEST:

Susan K. Weathers, CMC
City Clerk