

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

January 6, 2026

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 on January 6, at 6:00 p.m., there being present the following members:

Woody McEvers, Mayor

Dan English) Members of Council Present
Christie Wood)
Dan Gookin)
Amy Evans)
Kiki Miller)
Kenny Gabriel)

CALL TO ORDER: Mayor McEvers called the meeting to order.

INVOCATION: Pastor James Collard with Pathway Church provided the invocation.

PLEDGE OF ALLEGIANCE: Councilmember Gookin led the pledge of allegiance.

AMENDMENT TO THE AGENDA: Mayor McEvers noted that the item regarding the reorganization of the Fire Department staffing and Amendment No. 1 to the Fire Union Agreement will be pulled out of the agenda and tabled for the next Council meeting.

PUBLIC COMMENTS:

Bridget Hill, Coeur d'Alene, requested the City review and enforce its Coeur d'Alene solid waste services contract with Republic Services as they have recently eliminated alley trash collection for certain households at Military Drive and Park Drive. She noted that the contract designates alley service as the default and that the alley meets access requirements, and that this change is a potential breach of contract. Ms. Hill stated that proper notice was not given to residents and there are safety concerns and property modifications caused by moving service to the street. She asked the City to confirm compliance, restore alley service during the review, and include affected residents in resolving the issue.

Gabe Eckert, Coeur d'Alene, expressed appreciation to Mayor McEvers for his years of leadership and support, noting his contributions to the Council and the Joint Powers Board. He thanked him for being a great friend to the Fire Union and presented him with a Local 710 shirt as a gesture of gratitude.

Jim Cooke, Coeur d'Alene, stated that the elimination of alley trash service is a breach of Republic Services' promise to maintain high service standards after acquiring Coeur d'Alene Garbage, and that the City approved a contract extension on October 15, 2024 based on those assurances. He argued that the recent change violates the contract and harms residents, who cannot choose another vendor or cancel service. Mr. Cooke emphasized that alleys were designed to keep trash cans out of sight, disputed claims of impassable conditions, and urged the City to enforce the contract and protect citizens as its customers.

Brian Rupiper, Coeur d'Alene, noted that alley trash pickup has occurred consistently without issues until recently. He stated that he drove through the alley without difficulty and urged the Council to reconsider the change and conduct further review of trash collection practices.

Kathryn Boss, Coeur d'Alene, explained that she received no notice of the trash collection change and only learned of it when her garbage was skipped. She emphasized that the neighborhood was designed around alley access, with garages and parking located there, and most homes lack front driveways. She noted that moving trash service to the street would create significant challenges for residents and asked the Council to consider these factors in its review.

Mike Gridley, Coeur d'Alene, thanked outgoing Mayor Woody McEvers for his service and wished incoming Mayor Dan Gookin good luck, acknowledging the challenges city leadership faces. He praised the Council and staff for their excellent work in making Coeur d'Alene a desirable place to live and expressed appreciation for their efforts in running the city effectively.

Bill Elliot, Coeur d'Alene, read a letter from neighbor Jonathan Burns regarding the halt of alley trash pickup. Mr. Burns stated in his letter that Republic Services admitted alley service could continue safely with minor adjustments, such as adding a second worker or purchasing a smaller truck, which would cost residents money over the contract term. While acknowledging safety goals, Mr. Burns argued the change places an unnecessary burden on residents, many of whom lack front access for trash cans. He urged the City Attorney and City Administrator to review the matter promptly and negotiate a reasonable solution.

CONSENT CALENDAR:

1. Approval of Council Minutes for December 16, 2025.
2. Setting of General Services/Public Works Committee January 12, 2026
3. Approval of Bills as Submitted.
4. Approve the Cemetery Lot Repurchase from Sylvia O'Neill, Section RIV, Block T, Lot 170, Forest Cemetery Annex in the amount of \$1,250.00.
5. **Resolution No. 26-001** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN ANNEXATION AGREEMENT WITH EUGENE HAAG JR. TRUST; THE DESTRUCTION OF CERTAIN TEMPORARY AND SEMI-PERMANENT CITY RECORDS; A NEW POSITION CLASSIFICATION ENTITLED “LEAD CUSTODIAN;” AND A FINAL PLAT APPROVAL, ACCEPTANCE OF IMPROVEMENTS, MAINTENANCE/ WARRANTY AGREEMENT AND SECURITY FO THE TRAILS 7TH ADDITION.

MOTION: Motion by Evans, seconded by Gabriel to approve the Consent Calendar as presented, including **Resolution No. 26-001**.

ROLL CALL: Gookin Aye; Evans Aye; Wood Aye; English Aye; Miller Aye; Gabriel Aye.
Motion carried.

ANNOUNCEMENTS: Councilmember Wood acknowledged public concerns about the recent change in alley trash collection and clarified Council was unaware of the issue until receiving resident emails. Councilmember Gookin assured the community that the matter will be reviewed with the City Administrator and City Attorney emphasizing transparency in the process. Mayor McEvers expressed confidence that the issue can be resolved and reflected on his time in office, thanking colleagues and residents for their support.

RESOLUTION NO. 26-002

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A FIVE-YEAR LEASE AGREEMENT WITH AN OPTION TO EXTEND WITH THE BUOY, LLC, FOR CONCESSIONS SERVICES AT THE MCEUEN PARK ROTARY HARBOR HOUSE.

STAFF REPORT: Parks and Recreation Director Bill Greenwood reported that The Buoy LLC, the Harbor House concessionaire since 2016, is entering a new year-round lease agreement following previous seasonal operations and a layout expansion approved in 2020. The Buoy will cover all costs associated with winter-operation upgrades and must meet all city building and fire code requirements before beginning winter service. The updated annual fee is \$40,000, with future adjustments tied to the CPI-U West index. Due to ongoing construction needs, the new agreement will be effective from March 1, 2026, through December 31, 2031. Buoy LLC, operated by Essex Prescott and Cory and Jared Schneider, has consistently provided excellent service in a highly visible location. Mr. Greenwood requested Council approval of a five-year lease, with an option for a five-year renewal, for year-round concession services at the McEuen Park Rotary Harbor House.

DISCUSSION: Councilmember Wood commented that the Harbor House proposal was previously reviewed by the Parks and Recreation Commission, where it received unanimous approval. She praised the contractor for their positive impact on the park and the community. Councilmember Miller raised concerns about lease rates, noting the lack of details on expanded square footage and questioning whether the current rate is fair compared to other waterfront businesses with higher overhead. She emphasized the need to review pricing for premium lakefront property and ensure competitive bidding for such opportunities. She also noted that the City services the restrooms and absorbs those expenses and will take on more. She asked what discussions had occurred regarding comparable lease rates. Mr. Greenwood explained that the lease went through a formal bidding process, rates have increased based on CPI, and the footprint remains unchanged; the proposal only extends the operating season, not the space. Councilmember Miller reiterated the importance of monitoring lease rates for fairness as the operation evolves into a full-time restaurant model. Councilmember Gookin asked about the Harbor House lease rate of \$40,000 and whether other vendors pay similar amounts. Mr. Greenwood confirmed that the resort pays that much and explained that vendor rates vary widely, citing examples such as river dock

vendors paying \$50,000 combined and food truck bids that often attract few bidders. He noted that the Harbor House rate was negotiated through a formal bidding process, includes CPI-based increases, and reflects an extended operating season rather than expanded space. Councilmember English inquired about food truck rates on East Sherman, and Mr. Greenwood clarified that those are on private property and outside city control.

MOTION: Motion by Wood, seconded by English to approve **Resolution No. 26-002**; approving a 5-year Lease Agreement with the Buoy, LLC for concession services at the Harbor House.

ROLL CALL: Evans Aye; Wood Aye; English Aye; Miller Aye; Gabriel Aye; Gookin Aye.
Motion carried.

RESOLUTION NO. 26-003

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR THE DEVELOPMENT OF A BID PACKAGE FOR CONSTRUCTION OF PEDESTRIAN RAMPS TO MEET ADA COMPLIANCE IN RECENT OVERLAY PROJECTS WITH HMH ENGINEERING, IN AN AMOUNT NOT TO EXCEED \$38,020.00.

STAFF REPORT: Streets and Engineering Director Todd Feusier outlined the City's plan to upgrade sidewalks to meet the Americans with Disabilities Act (ADA) requirements, noting that recent paving projects require compliant ramps with features like yellow domes, proper slopes, and landing spaces. After evaluating 125 locations, the city aims to address 50 this year through a bid process, with work funded from the Overlay/Chipseal Program budget. Costs average about \$10,000 per ramp, making contractor assistance necessary. The goal is to issue bids by February for competitive pricing, and staff recommend awarding a Professional Services Agreement to HMH Engineering to manage the bidding process.

DISCUSSION: Mayor McEvers asked how often ADA ramp design standards change, noting that older designs once met requirements. Mr. Feusier explained that ADA requirements can change annually or every few years, and the City is behind on updates, which is why they plan to upgrade 50 ramps at once and continue monitoring changes each year.

MOTION: Motion by Gookin, seconded by Wood to approve **Resolution No. 26-003**; approving Approval of a Professional Services Agreement with HMH Engineering for the development of a bid package for construction of pedestrian ramps to meet ADA compliance in recent overlay projects, in the amount of \$38,020.00.

ROLL CALL: Wood Aye; English Aye; Miller Aye; Gabriel Aye; Gookin Aye; Evans Aye.
Motion carried.

OATHS OF OFFICE: City Clerk Renata McLeod administered the oath of office to elected Mayor Dan Gookin and re-elected Councilmembers Amy Evans, Kiki Miller, and Kenny Gabriel.

MAYOR AND COUNCIL COMMENTS: Councilmember Wood expressed gratitude to Mayor McEvers, recalling meeting him years ago as a kind and generous person, and thanked him for his dedicated service to the City of Coeur d'Alene and the Council. Councilmember English stated that Mayor McEvers built an incredible legacy and acknowledged him for a job well done at the City. Councilmember Evans thanked Mayor McEvers for his mentorship and friendship throughout their time working together in Planning Commission and City and expressed that their relationship extended beyond colleagues to family. Councilmember Miller reflected on their long history, wished him well and expressed appreciation as he moved on. Councilmember Gabriel thanked him for his service to the City. Councilmember Gookin reflected on their long-standing relationship, recalling early Council meetings where Mayor McEvers was among the few who welcomed him and spoke kindly to him. He expressed appreciation for his consistent positivity and friendship. Councilmember English presented Mayor McEvers with his plaque and gavel, thanking him for his 23 years of service to the City. Mayor McEvers noted that it has been his privilege to serve the community over the years and that stepping away will be an interesting new chapter in his life.

RECESS: Mayor McEvers called for a recess at 6:50 p.m. The meeting reconvened at 7:05 p.m.

ROLL CALL: Mayor Gookin asked for the Council attendance to be noted in the minutes. Council members present being:

Kenny Gabriel)
Amy Evans)
Dan English)
Kiki Miller)
Christie Wood)

ELECTION OF COUNCIL PRESIDENT: Motion by Wood, seconded by Miller, to elect Councilmember Evans as Council President. **Motion carried.**

ANNOUNCEMENTS: Mayor Gookin honored Police Chief Lee White during his final Council meeting before retirement, expressing deep gratitude for his service and leadership. From the moment he stood out in the hiring process, Chief White went on to make a lasting impact, reducing crime in Coeur d'Alene by more than 70% and implementing effective policing strategies. In recognition of his contributions, Mayor Gookin presented him with the first-ever "key to the City of Coeur d'Alene."

COMMITTEE APPOINTMENTS: Mayor Gookin stated that the General Services/ Public Works Committee, will now be referred to as General Services Committee as the first meeting of the month and the second meeting as Public Works Committee. General Services Committee will attend the first meeting of the month and will include Councilmember Evans as the committee Chair, with Councilmembers English and Wood. Public Works Committee, held as the second meeting of the month, will include Councilmember Miller as the committee Chair, with Councilmembers Gabriel and the person appointed to Council Seat #3. Mayor Gookin noted that if Council wants other seat assignments throughout the year to let him or staff know, and changes will be done by seniority.

Mayor Gookin noted that Committee assignments will be as follows: Councilmember Wood to the Sick Leave Bank, Panhandle Area Council, and the Parks and Recreation Commission. Councilmember Evans to the Pedestrian/Bicycle Advisory Committee. Councilmember Gabriel to the CDATV Committee and to the KCEMS joint powers board. Councilmember Miller to the Historic Preservation Commission. The new Councilmember to be appointed to Council Seat #3 shall be appointed to the Parking Commission. The Mayor will continue to represent the City on the KMPO board.

Other appointments and continued representation that are not direct appointments include: Councilmember Wood shall represent the City on the Coeur d'Alene Area Economic Development Corporation (formally Jobs Plus). Councilmember Evans shall retain her seat on the Arts Commission, ignite CDA, and represent the City on the Centennial Trails Foundation. Councilmember Gabriel shall represent the City at the Association of Idaho Cities. Councilmember English shall continue to serve on the Library Board and will represent the City at Lake City Center. Councilmember Miller shall retain her seat on ignite CDA and represent the City at the Joint Chambers and NIBCA.

RECESS: Motion by Wood, seconded by Gabriel, to recess to January 8, 2026, 9:00 A.M. at City Hall Conference Room #6, 710 E Mullan Ave., for a workshop regarding Council Seat #3 applicant interviews. **Motion carried.**

The meeting ended at 7:13 p.m.



Daniel K. Gookin, Mayor

ATTEST:



Jo Anne Mateski
Executive Assistant