

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

June 2, 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 June 2, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

Amy Evans, Council President            ) Members of Council Present  
Kenny Gabriel                                )  
Kiki Miller                                    )  
Dan Sheckler                                 )  
Christie Wood                                )

Dan English                                 ) Councilmember Absent

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

**INVOCATION:** Leslie Watson: Northern Idaho Unitarian Universalists.

**PLEDGE OF ALLEGIANCE:** Councilmember Sheckler led the pledge of allegiance.

**PUBLIC COMMENTS:**

Max El Kacemi, Coeur d'Alene, expressed concern regarding a public records request fee of \$518.00. He stated that he received varying rates of pay for city employees and he doesn't understand where the number comes from and felt he was over billed. He expressed concern about the legal advice the Mayor and Council received to not speak to him.

Safa Riadh, Coeur d'Alene, El Kacemi's attorney, referenced the invoice for the public records request, noting Idaho Code § 74-102 (e) states fees for requests will be charged at the lowest pay rate of the staff available to do the job and questioned the method of determining the rates to do the job.

Kathryn Boss, Coeur d'Alene, noted that she lives in the Fort Ground neighborhood and they held their Association meeting last night and wondered about the closure of Lakeshore Drive on the 4<sup>th</sup> of July. She noted that historically it was closed and has not been blocked off in the last few years. Signs were placed last year stating local parking only and wondered what the plan is for this year.

Diana Lee, Coeur d'Alene, noted she lives within the Fort Grounds, and expressed concern about the 4<sup>th</sup> of July closures. She noted many years of traffic congestion during the 4<sup>th</sup> of July and does not want cars idling on every street.

Mike Gridley, Coeur d'Alene, noted that he has been a lawyer for 40 years and moved to Coeur d'Alene 25 years ago and has worked with all kinds of lawyers. He noted that Randy Adams is one of the best he has worked with and the City is lucky to have him as their City Attorney. He advised Mayor Gookin that attacking professional staff affects his credibility and that 66% of the people in the last election voted for someone else and he should build credibility and trust with those people. Staff with institutional knowledge are willing to help and should be treated with respect.

Roger Snyder, Coeur d'Alene, noted he lives within Fort Grounds and has a front row seat to what happens on the 4<sup>th</sup> of July and requests the City work with the neighborhood for an improved public safety plan, specifically along Lakeshore Drive.

Deb Cordes, Coeur d'Alene, noted she lives on Park Drive, and encouraged the City to close Lakeshore and Park Drive for safety. She expressed concern with ambulance access and would like the City to look into it.

Kevin Jester, Coeur d'Alene, noted that he moved to the Fort Grounds in 1979, he knows the 4<sup>th</sup> of July is a special time of year and seeks some special consideration for road closures during that event.

Virginia Tate, Kootenai County, noted she is present and available to answer any questions regarding the Agreement for the provision of water services outside the city limits and future annexation at 4176 E. Potlatch Hill Road agenda item.

Stephen Petroskie, Kootenai County, noted he is also present and available to answer any questions regarding the Agreement for the provision of water services outside the city limits and future annexation at 4176 E. Potlatch Hill Road agenda item.

Jonathan Burns, Coeur d'Alene, noted he lives in Fort Grounds and provided a map demonstrating where they would like to see road closures during the 4<sup>th</sup> of July from 6:00 p.m. until the end of the fireworks. The end of the fireworks brings a lot of traffic trying to get out at the same time. He is willing to be the point of contact for the neighborhood.

Tim Zasadny, Coeur d'Alene, noted he lives in Fort Grounds and concurred with the Fort Ground neighborhood concern previously expressed.

#### **ANNOUNCEMENTS:**

Councilmember Wood asked Captain Hagar to introduce the new Police Chief and address the Fort Grounds neighborhood concerns. Captain Hagar introduced Chief Greg Yeager, noting that a formal swearing in will take place later. Chief Yeager thanked the Mayor and Council for welcoming him and said he is pleased to be here and turned it over to Mr. Hagar to address the Fort Grounds. Captain Hagar noted that they work with several city departments on the plan for traffic control for weeks and there is difficulty getting contract flaggers. In the past the homeowners were the ones manning the barricades and they don't have the training to be traffic

control, and the City does not have the staffing to cover the additional intersections. He noted that they are open to work with the community. Councilmember Miller noted that they have heard this from the Fort Grounds for many years and wondered if there were any other solutions. Captain Hagar discussed the authority to block the streets and that permit parking is exempt during the holidays, and there may need to be some type of Council action to block the entire neighborhood.

Councilmember Wood asked about the public records request and how we came up with the amounts to be given to Council. City Clerk Renata McLeod noted that the Idaho Code allows for two free hours of labor, then we estimated the costs based on fully loaded wage rates, which includes all benefits. City Attorney Randy Adams noted the code does not state that the fee is based on the lowest wage, rather it states it is wage of the lowest qualified and necessary employee and there is only one civil attorney who is qualified to review public records.

Mayor Gookin presented the Library summer reading program handout and encouraged the community to participate in the three months of activities available for all ages.

Mayor Gookin shared an obituary honoring Greg Smith, who recently passed away at the age of 77. Greg began serving our Police Department at the young age of 23 and dedicated 31 years of service to the community (from 1971-2002). Mayor Gookin expressed condolences to his family and loved ones.

**CONSENT CALENDAR:**

1. Approval of Council Minutes for the May 19, 2026, Council Meeting.
2. Setting of the June 8, 2026, Public Works Committee Meeting
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Approval of 9 firework stand permits for 2026.
6. Approval of SS-25-03: Second Street Addition - Final Plat

**MOTION:** Motion by Evans, seconded by Gabriel, to approve the Consent Calendar as presented.

**ROLL CALL:** Sheckler Aye; Miller Aye; Gabriel Aye; Wood Aye; Evans Aye. **Motion carried.**

**RESOLUTION NO. 26-044**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A REAL ESTATE PURCHASE AND SALE AGREEMENT WITH THE COEUR D'ALENE SCHOOL DISTRICT #271 FOR PROPERTY AROUND 114 E. LOCUST AVENUE (THE LOCUST WELL), FOR WELL SITE EXPANSION, IN AN AMOUNT NOT TO EXCEED \$185,000.00.

**STAFF REPORT:** Water Department Director, Kyle Marine noted The Locust Well site was purchased and hand-dug in 1955, with redevelopment in 1968, and a reconstruction of the pump in 1990. In 2003, the system was converted to a line shaft pump with an experimental Magna Drive system. The Magna Drive was replaced in 2004 with a 350 HP motor, which is still in operation today. When improvements need to be made to the well, the Department has to coordinate with the School District or current neighboring property owners to temporarily use their property for

crane access, staging areas, maintenance activities, and construction operations. The proposed purchase price for the property surrounding the Locust Well is \$185,000. The proposed funding plan would use \$155,000 from Water Department Capital Fee funds and the trade of a food trailer owned by the Parks Department valued at approximately \$30,000. The Water Department would reimburse the Parks Department for the \$30,000 value of the trailer from Capital Fee funds. It would also help protect the well from potential contamination and maintain adequate wellhead protection required by Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) standards. If the property is not purchased now, future maintenance access and protection of the well could become more difficult depending on future ownership of the neighboring property. The City and the School District have agreed that the School District may continue to use the property for parking purposes only, for as long as they own the adjoining property. The agreement would also ensure the City maintains access to the site as needed for well maintenance and upkeep of the property. Mr. Marine requested Council to approve the property purchase.

**DISCUSSION:** Councilmember Gabriel asked if the property was appraised, with Mr. Marine confirming it was appraised. Councilmember Gabriel expressed concern with the price for such a small piece of land. Councilmember Miller asked if there were any concerns regarding meeting EPA standards with school bus parking on that site. Mr. Marine that the School District has been a good neighbor, and they have not had any issues with bus parking or leakage in the past, he clarified that the 50' distance EPA requirement provides an area for maintenance needs. Mayor Gookin asked why they are choosing not to lease the land, with Mr. Marine responding that it is not desirable to lease, as it is better to have long term control in case the School District ever sells the site. Councilmember Wood assumed this is within the current budget, Mr. Marine noted that capitalization fees will be used to cover the cost.

**MOTION:** Motion by Gabriel, seconded by Miller, to approve **Resolution No. 26-044** - Approving a Real Estate Purchase and Sale Agreement for property around the Locust Well from the Coeur d'Alene School District in the amount of \$185,000.00, utilizing \$155,000.00 from Water Department Capital Fee funds and trading a food trailer valued at \$30,000 from the Parks Department.

**ROLL CALL:** Wood Aye; Evans Aye; Sheckler Aye; Miller Aye; Gabriel Aye. **Motion carried.**

#### **RESOLUTION NO. 26-045**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE WATER DEPARTMENT TO DETERMINE THE SUITABILITY OF PROPERTY AT 632 E. BORAH AVENUE FOR FUTURE WELL SITE AND, IF THE SITE IS DEEMED SUITABLE, APPROVING A REAL ESTATE PURCHASE AND SALE AGREEMENT WITH THE COEUR D'ALENE SCHOOL DISTRICT #271 FOR THE PURCHASE IN THE AMOUNT OF \$195,000.00.

**STAFF REPORT:** Mr. Marine explained that the Water Comprehensive Plan notes that additional wells will be needed in both the upper and lower pressure zones as growth continues. Multiple sites were evaluated during this process and, due to the proximity of transmission mains in the

area, along with nearby productive wells, the Borah School location was determined to be the most feasible option. Staff reached out to the School District #271 (District) to discuss potential interest in selling a small corner portion of the old Borah School property. The lower pressure zone has been identified as needing an additional 2,000 gallons per minute of supply capacity to support projected growth demands. The Comprehensive Plan identifies the need for an additional well in the lower zone by 2030. The proposed purchase price for the future well site property is \$195,000, based on an appraisal and contingent upon the test well producing promising results that indicate the site would be suitable for a future production well. If the test well produces favorable results, the Water Department would move forward in the future with drilling and constructing a production well to help accommodate the community's growing water supply needs. Mr. Marine noted that if the test well produced favorable results, the Water Department would move forward in the future with drilling and constructing a production well to help accommodate the community's growing water supply needs, with the approval of the purchase.

**DISCUSSION:** Councilmember Gabriel asked if there are other possible sites, with Mr. Marine that there are some potential sites if this one does not work out; however, this one was the most cost reasonable. Mr. Marine also noted that the current well sites to the south of this site have sand but are functional, so they assume it would be in line with the other well sites, and the test well will be the deciding factor.

**MOTION:** Motion by Wood seconded by Sheckler to approve **Resolution No. 26-045** – Authorizing the Water Department to determine the suitability of property at 632 E. Borah Avenue for a future well and, if the site is deemed suitable, Approving a Real Estate Purchase and Sale Agreement for the property from the Coeur d'Alene School District #271 in the amount of \$195,000.00.

**ROLL CALL:** Evans Aye; Sheckler Aye; Miller Aye; Gabriel Aye; Wood Aye. **Motion carried.**

**RESOLUTION NO. 26-046**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH VEOLIA WATER TECHNOLOGIES & SOLUTIONS, INC., FOR ENGINEERING DESIGN SERVICES ASSOCIATED WITH THE WASTEWATER DEPARTMENT'S TERTIARY MEMBRANE FILTRATION – PHASE 5C.3A PROJECT, IN AN AMOUNT NOT TO EXCEED \$250,000.00.

**STAFF REPORT:** Wastewater Capital Program Manager Mike Becker requested Council approve a Professional Services Agreement ("PSA") with Veolia Water Technologies & Solutions, Inc. for engineering design services related to the sole source procurement of tertiary membranes and ancillary equipment in the amount of \$250,000. The Wastewater Department's Tertiary Membrane Filtration (TMF) Phase 5C.3A Project will complete and equip Train No. 6 with new tertiary membranes and ancillary equipment and replace the existing membranes in Train No. 1. Upon completion, the project will increase the City's total TMF treatment capacity to slightly more than 6.0 million gallons per day (MGD). Current wastewater flows support the project schedule, with construction anticipated during Fiscal Year 2026/2027. On April 7, pursuant to City Resolution 26-028, the City Council declared Veolia Water Technologies & Solutions, Inc. the sole source vendor for the project's tertiary membrane equipment and authorized staff to negotiate a

purchase agreement for the equipment. This agreement is limited to Veolia’s design services and will ensure the proposed membrane system meets all project performance requirements and maintains compliance with the City’s IPDES discharge permit. This agreement is separate from the City’s existing contract with JUB Engineers, Inc., which remains responsible for all other engineering components of the project. Following completion of Veolia’s final design, a separate procurement agreement for the actual equipment will be presented to the City Council for consideration. The Wastewater Department has budgeted \$7,300,000 for the Phase 5C.3A Project.

**DISCUSSION:** Mayor Gookin asked what the cost would be moving forward. Mr. Becker noted that the purchase of equipment would be based on Table 9 and that this process keeps the City in control of the design and allows us to negotiate a price.

**MOTION:** Motion by Gabriel, seconded by Wood to approve **Resolution No. 26-046** –Approving the Professional Services Agreement (“PSA”) with Veolia Water Technologies & Solutions, Inc., for engineering design services associated with the Wastewater Department’s sole source procurement of tertiary membrane filtration equipment in the amount of \$250,000.

**ROLL CALL:** Miller Aye; Gabriel Aye; Wood Aye; Evans Aye; Sheckler Aye. **Motion carried.**

#### **RESOLUTION NO. 26-047**

A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE FUNDING FOR, AND AGREEMENT WITH CANNON HILL FOR, THE DEMOLITION OF THE RESIDENTIAL STRUCTURE AT 361 MILL AVENUE IN AN AMOUNT NOT TO EXCEED \$30,000.00, AND AUTHORIZING THE IMPOSITION OF A SPECIAL ASSESSMENT ON THE PROPERTY TO RECOUP COST TO THE CITY UPON SALE OF THE PROPERTY.

**STAFF REPORT:** Building Inspector Keith Clemans explained the structure at 361 Mill Avenue, a single-family residence, was struck by a large spruce tree in December of 2025, which was not reported to the Fire Department. Therefore, the City was unaware of the circumstances which led to the tree falling. During the first week in January, the Building Department discovered damage to the house. After being unable to contact the owner, the Gas Meter removed and the Water shut off for safety reasons. Subsequently, it was determined that a person was living in the detached garage, with no heat, no water, and no sanitation. The Building Department informed the citizen that the building could not be lawfully occupied. Staff have left messages for the owner, but no return phone calls were received. On January 20, 2026, a Notice of a Dangerous Building was filed with the County. The Notice was mailed to the address on the assessor’s list and the house address and was posted on the house. On January 26, 2026, the Owner called the Building Department, stating that she was getting people to fix everything and that she would work through details later. Since that time, there has been no contact from the Owner, although phone messages have been left by staff. The Building Department recently found people cutting and removing the tree. They had not been in contact with the owner but felt they could do the work and then lien the house. The Building Department met with several people cleaning up the site who had the same idea. None had spoken to or had agreements with the owner. On April 17, 2026, the Building Department sent an Order to Repair to the address on the Assessors website and the 361 Mill

Avenue address and posted it on the house. On April 20, 2026, calls to the Owner's phone number are greeted with a recording saying the number has caller restrictions and will not accept calls. To date, attempts to contact the Owner were unsuccessful. There are continuing problems with people coming at night on bicycles and going through the house and garage. Neighbors have called Police numerous times. It appears that copper is being stripped from inside the house. A mother with two daughters from across the street has come out numerous times when Building is on site. She has repeatedly expressed concerns over the transient activity, alleged drug use, and the safety of her daughters. Under the Uniform Code for the Abatement of Dangerous Buildings, Chapter 15.09 of the Municipal Code, and pursuant to the Notice provided to the Owner, the City may demolish a structure deemed unsafe upon the Owner's failure to do so and charge the cost to the Owner. A special assessment for the costs may then be imposed on the property. Mr. Clemans noted that the cost to the City is not to exceed \$30,000.00, the actual cost may be lower. This price includes asbestos testing, removal of the structure, cleaning the lot, and capping the water and sewer. The garage is not included in this estimate.

**DISCUSSION:** Mayor Gookin clarified that the proposed cost is for the house and does not include the garage, as it is not in a dangerous condition according to the abatement code. Councilmember Sheckler wondered if a City lien would be in a position before the mortgage, with Mr. Adams confirming it would and that he does not believe there is a mortgage on the property. Councilmember Sheckler asked if there have been any service attempts with a courier and expressed concern with the safety of the property and the people are using it as a flop house. Additionally, he asked how it was determined that the house cannot be repaired, with Mr. Clemens stating it was based on his knowledge and skills as a Building Inspector and due to the location where the tree landed and the Realtors he contacted say it's a tear down. It is estimated to be a cost of \$300,000 or more to fix this house. Councilmember Sheckler asked if there are less severe options to secure the building such as marking it with police tape and having more patrols. Mr. Clemans noted that people tear off boards and continue to enter and/or using ladders to get into the second floor. Councilmember Sheckler asked if they can be arrested for occupying the structure that has been marked. Mr. Adams noted it would need to be a trespass by the owner, and the owner is unavailable. Mayor Gookin asked about nuisance law, with Mr. Adams explaining that the Uniform Code for the abatement of dangerous buildings has a list of what criteria need to be determined to abate the building and the process for the Building Official to take to demolish the building. Captain Hagar noted over the last five years they had 35 calls to that location and 8 warrants served upon individuals at the property. In April this year there were three probationary people living in the garage stating they had approval of the homeowner. It has been an ongoing issue for years and difficult to prove the trespass; however, they could be arrest based on the abatement notice. Councilmember Wood noted that it is a nuisance house and the neighbors suffer and she would support this request. Councilmember Miller asked if the children involved have a claim to this property. Mr. Clemans explained that the kids are 18 and 13 years old and have no known legal claim. Councilmember Gabriel stated he is in favor of tearing this down and doesn't want staff going in while it is in such a dangerous condition, he also believes the garage needs to come down as the neighbors are suffering. Mr. Adams noted that the garage was not damaged, so the City does not have legal standing to tear it down and would need to meet the code for abatement. Councilmember Gabriel asked if it is the City's responsibility to secure the building. Mayor Gookin asked if Council gives direction to tear down garage, is there liability, with Mr. Adams noting it could be a taking requiring just compensation. Councilmember Sheckler asked if

there is an insurance policy, with Mr. Clemans responding that they are unable to find insurance. Councilmember Miller questioned if there is any historic value to the house and asked that the Historic Preservation Commission be contacted for review prior to demolition. Captain Hagar noted that without the owner being available to trespass people, the Police Department will continue to encounter people hanging out at the property and/or within the buildings. Additionally, without the nuisance ordinance the only option is to get the owner on board to trespass an individual. Councilmember Sheckler asked if there was the ability to post a do not occupy on the garage that can be enforceable, with Mr. Adams confirming that there is no water or electricity so it can be posted, which would allow the ability to cite or arrest someone occupying the garage. Councilmember Wood noted that it will take more work to determine whether the demolition of the garage is appropriate and suggested that issue be brought back at another meeting. Councilmember Sheckler asked to have the garage posted as do not occupy in the meantime. Councilmember Wood requested staff bring the chronic nuisance property code forward for consideration.

**MOTION:** Motion by Wood, seconded by Evans, to approve **Resolution No. 26-047** - Approving an agreement with Cannon Hill to demolish a dangerous building at 361 Mill Avenue, in an amount not to exceed \$30,000.00, and authorizing a special assessment for the cost of demolition against the property.

**ROLL CALL:** Gabriel Aye; Wood Aye; Evans Aye; Sheckler No; Miller Aye. **Motion carried.**

#### **COUNCIL BILL NO. 26-1009**

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AMENDING CHAPTER 4.25.030 ENTITLED BEER, WINE AND LIQUOR PROHIBITIONS ON PUBLIC PROPERTY; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

**STAFF REPORT:** Interim Parks and Recreation Director Adam Rouse requested Council approve amendments to Coeur d'Alene Municipal Code § 4.25.030(B) to allow possession and consumption of beer, wine or other alcoholic beverages with a permit at Coeur d'Alene Rotary Centennial Park and Cherry Hill Park. In 2007, the Parks Department received approval to allow the possession and consumption of alcohol at Riverstone Park with a permit and associated fees, including security. Riverstone Park became a test area for alcohol on public property. After several successful years at Riverstone, in 2014, City Park, McEuen Park, and the Jewett House were added to this exception for possession and consumption of alcohol. All alcohol events require an alcohol permit purchased through the Parks Department. Alcohol security fees are collected and Park staff schedule security with an outside security firm. Park staff also educate permit holders on the duties to ensure open containers stay within the boundaries of the roped-off area. If alcohol will be sold, a catering permit will continue to be required through the City Clerk's office. The Inland Northwest Pickleball Club has requested permission to have a local brewery as a sponsor for its annual tournament held at Cherry Hill Park. The Coeur d'Alene Rotary Centennial Park is utilized by our local Rotarians, the Downtown Association, and the Arts and Culture Alliance, as well as being used as a space for public

use. We have had requests from all three groups to allow them to serve alcohol as part of their events and fundraisers.

**DISCUSSION:** Councilmember Wood noted that this request came through Parks and Recreation Commission and it was supported. Mayor Gookin asked why open alcohol permits aren't available for all the parks, with Mr. Rouse explaining that not all the parks are geared toward alcohol use and the ones listed are the parks wherein the use of alcohol has been requested.

**MOTION:** Motion by Miller, seconded by Evans, to dispense with the rule and read **Council Bill No. 26-1009** once by title only.

**ROLL CALL:** Sheckler Aye; Miller Aye; Gabriel Aye; Wood Aye; Evans Aye. **Motion carried.**

**MOTION:** Motion by Miller, seconded by Evans, to adopt **Council Bill 26-1009**.

**ROLL CALL:** Sheckler Aye; Miller Aye; Gabriel Aye; Wood Aye; Evans Aye. **Motion Carried.**

### **RESOLUTION NO. 26-048**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING A PROGRAM ENTITLED "SPOTLIGHT CDA: VISUAL ARTS," WITH A TOTAL FUNDING OF \$15,000.00.

**STAFF REPORT:** Mr. Rouse introduced Duncan Menzies, a member of the Arts Commission to present this item. Mr. Menzies explained that the City of Coeur d'Alene Arts Commission was created to, among other things, stimulate and encourage, throughout the City and surrounding area, the study and presentation of the fine arts, as well as public interest and participation therein; to take such steps as may be necessary and appropriate to encourage public interest in the cultural heritage of our City; to expand the City's cultural resources; and to encourage and assist freedom of artistic expression essential for the well-being of the arts. See Municipal Code § 2.84.040. The City adopted a Public Arts Policy in 1999, which was revised in 2008 and 2017. In that Policy, the City set out the goals of the Public Arts Program which included broadening the role of the artist in the community, promoting public dialogue and understanding of public art, and advocating for arts education. The Arts Commission has requested the creation of Spotlight CDA. This would be a visual Arts program that seeks proposals from visual arts organizations whose work not only enhances community identity but also fosters the next generation of artists and engages citizens through educational programming and outreach. Coeur d'Alene is proud of its rich history of visual arts organizations and seeks to aid in sustaining and broadening these programs for the enrichment of the community and support of programming that draws attention both locally and nationwide. Throughout the year, Coeur d'Alene attracts thousands of visitors; a rich offering of visual arts increases what the City has to offer. The Coeur d'Alene Arts Commission will publish a call for visual arts companies to submit applications for funds that will contribute to the creation of innovative works of art, exhibitions, installations, and related programming. Applications must include a one (1) three (3) page letter that describes in detail the project, program, or initiative to be funded and how it will enhance the community. The letter should include how the funding will be utilized and how the Arts Commission and City will be recognized as sponsors. The first-year

period will run from the beginning of August 2026, through the end of July 2027, with a second-year option running from August 2027 through the end of July 2028. The total funds to be provided, using dedicated Art Fund dollars, would not exceed \$15,000 annually. The selected companies will be funded in the amount of \$5,000 or \$7,500 for the first year (three (3) companies at \$5,000 each or two (2) companies at \$7,500 each) at the discretion of the Selection Committee, Arts Commission, and City Council. A second payment of the same amount may be paid to the companies at the start of the second year for the same project, program, initiative, or one that contains the same criteria as the work funded in the first year, should the companies be chosen to repeat the program funding.

**DISCUSSION:** Councilmember Miller asked for clarification regarding the difference between this proposed program and the existing performing arts program. Mr. Menzies explained that this program is for non-profits that are not performing arts, such as Gizmo or Emerge or educational art program or exhibitions. Councilmember Wood stated that artistic expression includes all forms of art and she is supportive of the program. Mayor Gookin questioned the eligibility requirement of being in good standing and wanted to make sure it was not discriminatory. Councilmember Evans explained that in the past some artists haven't held up their end of the agreement and it was problematic to get artworks fixed or repaired, so this is intended to address those types of circumstances. Mr. Adams agreed that the language is vague and it could cover a lot of things.

**MOTION:** Motion by Evans, seconded by Miller, to approve **Resolution No. 26-048** – Approving the establishment of a program entitled “Spotlight CDA: Visual Arts” with a total funding of \$15,000 annually.

**ROLL CALL:** Wood Aye; Evans Aye; Sheckler Aye; Miller Aye; Gabriel Aye. **Motion carried.**

#### **RESOLUTION NO. 26-042**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING AN AGREEMENT WITH VIRGINIA L. TATE FOR THE PROVISION OF WATER SERVICE OUTSIDE THE CITY LIMITS AT 4176 E. POTLATCH HILL ROAD AND FUTURE ANNEXATION.

**STAFF REPORT:** Mr. Marine noted that this item was tabled from the prior Council meeting, and staff has met with the property owner Virginia Tate and have negotiated an agreement amendable to all parties for Council Consideration of her requested City water service outside City limits. As part of the negotiations, staff agreed to use the 2025 water capitalization fee rates, reducing the connection cost compared to the current 2026 rates and resulting in savings to Ms. Tate of \$17,189.00. Minor changes were made to the agreement to come to consensus on the expectations and terms of the agreement. Those changes are reflected in the attached draft agreement and have been provided to Ms. Tate. The proposed agreement states that annexation will be required in the future if nearby properties annex into the City and water infrastructure is extended in the area, or if the City otherwise extends water infrastructure along E. Potlatch Hill Road. Ms. Tate has requested that City Council credit her for expenses incurred related to a pressure reduction valve in the amount of \$26,000.00 and \$45,300.00 in logging fees paid for by Tate that she contends were required when the City pulled Elk Point 1st Addition lots from the Fire

Smart program. The total expenses that she would like deducted from the water capitalization fee and offset with future annexation fees amount to \$71,300.00. The City has incurred \$72,816.92, with additional the future costs agreed upon in a settlement agreement for a connection to a lot in Elk Point 1<sup>st</sup> Addition. While the agreement allows service outside City limits under Policy #17.001, it also maintains the City's long-term interest in annexation by requiring future annexation if adjacent properties annex into the City and water infrastructure is extended in the area. The City water system has the capacity to serve this property with no expected impact to existing customers, system pressure, or service levels. The proposed agreement limits service to one domestic connection and one irrigation connection for the existing parcel only. The agreement also establishes conditions intended to protect the City's long-term operational and planning interests, including future annexation requirements, compliance with City standards, and responsibility for infrastructure improvements by the property owner. Mr. Marine noted that Council should decide whether to require compliance with City policy or to approve a deviation from the policy and enter into the Good Neighbor Agreement with Virginia L. Tate for the provision of water services outside the city limits at 4176 E. Potlatch Hill Road and future annexation. Council should also decide whether to allow any credit and, if so, how much, to offset water cap fees and future annexation fees. Annexation fee is based on acreage and density requested at annexation rather than waiving capitalization fees and/or based on settlement.

**DISCUSSION:** Councilmember Wood noted that she would like a good neighbor agreement and asked for clarification regarding the costs to the City were within the area not just directly to the Tate property. Mr. Marine clarified that it was improvements within the area not just to the Tate property, but within the settlement agreement to annex the Tate property. Ms. Tate stated that she appreciated the efforts to get to a final conclusion, explaining that the settlement agreement included four parcels to create a city limit line and perfect an easement years ago and the money was there to provide a fire hydrant. She noted that the fees being asked for are due in part to her expenditure of more than \$100,000 to bring water and hydrants up the road and \$45,000 due to an administrative error on a grant not caused by her family and change of plans in construction of the fire hydrant in the amount of \$26,000. Mayor Gookin asked if the proposed agreement was amendable to the parties, with Ms. Tate confirming that she is requesting the \$71,300 credit. Councilmember Wood noted that it has taken a lot of years to get to this point and thinks that Ms. Tate has incurred some expenses she shouldn't have had to incur and things were lost in transition over the years, and she is in favor of waiving some costs and moving this forward tonight. Councilmember Gabriel asked what the correct amount for the credit is, with Councilmember Wood suggesting \$69,000. Councilmember Miller asked what amount staff is comfortable with, with Ms. Patterson explaining that there is \$17,189 saving by using the 2025 rates, it is easier to do the credit on the annexation side. Councilmember Sheckler agreed with the 2025 rate but not inclined to agree with the rest of the costs that were not apart of a tort or other claim action in the past and doesn't think we need to waive any fees. Councilmember Wood noted that it is a settlement agreement and suggested a larger amount and should split the \$71,300. Councilmember Miller minus the \$17,189 and split the remaining \$54,000, with Ms. Patterson clarifying that amount would be easier to waive the annexation fee.

**MOTION:** Motion by Wood, seconded by Gabriel, to approve **Resolution No. 26-042** - Approving an Agreement with Virginia L. Tate for the provision of water services outside the City

limits at 4176 E. Potlatch Hill Road and future annexation and to allow the waiver of the annexation fee and approve the use of the 2025 Water Capitalization fee rate.

**ROLL CALL:** Wood Aye; Evans Aye; Sheckler Aye; Miller Aye; Gabriel Aye. **Motion carried.**

### **RESOLUTION NO. 26-049**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING AMENDMENT NO. 6 TO THE SOLID WASTE COLLECTION CONTRACT WITH REPUBLIC SERVICES, INC.

**STAFF REPORT:** City Attorney Randy Adams requested the Council approve Amendment No. 6 to the Solid Waste Services Contract with Allied Waste Services of North America, LLC. On October 15, 2024, the City approved the assignment of the Contract from Northern State PAK, LLC, d/b/a Coeur d'Alene Garbage Service, to Republic, and approved two three-year extensions to the Contract, which will now expire on June 30, 2032. This year, in the face of rapidly increasing fuel costs, Republic requested an amendment to the Contract which would provide for an annual fuel cost rate adjustment, based on the previous year's (June through May) average diesel fuel rate, as determined by the U.S. Energy Information Administration. An adjustment would be made beginning on July 1 if the average diesel fuel cost exceeded \$3.25 in the previous one-year period, at the rate of 1% for every \$0.25 over the \$3.25 base rate. The adjustment would expire each year and have to be recalculated. If the average diesel fuel cost does not exceed \$3.35 in the previous one-year period, there would be no adjustment for the following year. The average diesel fuel cost between July 1, 2025, and May 2026, appears to have been \$4.03 per gallon. This means that the fuel cost adjustment for the contract year 2026 to 2027 would be approximately 3% (currently data is missing for June 2026). This adjustment will affect the cost to the City for Solid Waste Collection Services, but not to the customers. Any increase in rates to the customers would have to be separately approved by Council as a fee adjustment. Mr. Adams noted that this Amendment No. 6 is an attempt to establish a fair and reasonable contract rate for Republic during times when fuel prices exceed what was expected. Fuel rate adjustments are already made under contracts Republic has with Post Falls and other cities.

**DISCUSSION:** Councilmember Sheckler asked how much this will cost us over the year with Mr. Adams noting that he did not predict the cost, as the amendment says if the average diesel fuel cost in the previous year exceed \$3.25 per gallon in the previous one-year period, at the rate of 1% for every \$0.25 over the \$3.25 base rate, currently it is over \$5.00 per gallon which would be an approximate 4%-6% increase in what we paid over the previous year. Councilmember Sheckler asked if the fee increase would come back to Council through a public hearing, with Mr. Adams stating that Council would need to consider what they would want or would not want to pass along to customers. Mayor Gookin noted that there might be enough money in the fund to cover the costs, with Interim City Administrator Ron Jacobson noting the fund is in good shape. Ms. McLeod noted that she is planning a fee hearing in July, and any new fees could be added to that hearing. Councilmember Miller stated that she would like to dive deeper into the rate structure and would like to explore what would happen if fuel prices dropped, and how that affects the rate increase in place. Councilmember Wood noted that the current fuel prices are costing the company and would like to move forward with a July fee discussion.

**MOTION:** Motion by Wood seconded by Miller to approve **Resolution No. 26-049** – Approving an Amendment to the Contract with Republic Services, Inc., to allow for a fuel cost adjustment.

**ROLL CALL:** Evans Aye; Sheckler Aye; Miller Aye; Gabriel Aye; Wood Aye. **Motion carried.**

**LEGISLATIVE HEARING: V-26-01, VACATION OF A PORTION OF 8TH STREET RIGHT-OF-WAY ADJOINING THE WESTERLY BOUNDARY OF LOT 7, BLOCK 2, KELLER’S ADDITION**

**COUNCIL BILL NO. 26-1010**

AN ORDINANCE OF THE CITY OF COEUR D’ALENE, VACATING A PORTION OF ALLEY RIGHT-OF-WAY IN BLOCK A OF SANDERS ADDITION TO COEUR D’ALENE, RECORDED IN BOOK J OF DEEDS AT PAGE 43F, RECORDS OF KOOTENAI COUNTY, IDAHO, GENERALLY DESCRIBED AS A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, CITY OF COEUR D’ALENE, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

**STAFF REPORT:** Streets and Engineering Project Manager Dennis Grant explained that the applicants, Joseph E. Morris & Lynn J. Morris and Matt & Mary Weigand, are requesting the vacation of alley right-of-way that adjoins the east boundary line of their property on 11st Street (304 & 312 11st Street). The purpose of the request is to improve property usability. The property to the north (Lot 1 & the North ½ of Lot 2), was vacated by council in 2018. The Wastewater Department was contacted, regarding access to the sewer main in the alley, and gave approval for this vacation request. All franchise utility easements will remain in place. The Development Review Team was informed about this vacation. Mr. Grant noted he sent out 59 certified mailings and received no responses.

**PUBLIC TESTIMONY:** Mayor Gookin opened the public testimony portion of the hearing with none being heard the hearing was closed.

**DISCUSSION:** Mayor Gookin asked Mr. Grant if this vacation would cause a closure of the alley, with Mr. Grant explaining that the alley would stay open. However, he noted that this property is unique in that it is where two subdivisions come together.

**MOTION:** Motion by Wood, seconded by Miller, to dispense with the rule and read **Council Bill No. 26-1010** once by title only.

**ROLL CALL:** Miller Aye; Gabriel Aye; Wood Aye; Evans Aye; Sheckler Aye. **Motion carried.**

**MOTION:** Motion by Wood, seconded by Miller, to adopt **Council Bill 26-1010**.

**ROLL CALL:** Miller Aye; Gabriel Aye; Wood Aye; Evans Aye; Sheckler Aye. **Motion carried.**

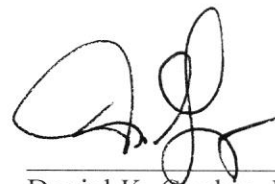
**EXECUTIVE SESSION: MOTION:** Motion by Sheckler, seconded by Evans to enter into Executive Session Pursuant to Idaho Code § 74-206(1) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

**ROLL CALL:** Gabriel Aye; Wood Aye; Evans Aye; Sheckler Aye; Miller Aye. **Motion carried.**

The Council entered into Executive Session at 8:18 p.m. Those present were the Mayor, City Council, Interim City Administrator, and City Attorney. Council exited Executive Session at 8:53 p.m.

**RECESS:** Motion by Evans, seconded by Gabriel, to recess to June 3, 2026, at 12:00 noon in the Library Community Room, located at 702 E. Front Avenue for a workshop regarding City Administrator applicant interviews. **Motion carried.**

The meeting ended at 8:53 p.m.



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Daniel K. Gookin, Mayor

ATTEST:

  
\_\_\_\_\_  
Renata McLeod  
City Clerk/ Municipal Services Director