

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

November 18, 2025

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 November 18, 2025, 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:** Angela Gifford of the Village of Hope CDA led the invocation.

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

**PUBLIC COMMENTS:**

Ben Wolfinger, Coeur d'Alene, representing the Friends of the Coeur d'Alene Public Golf Course Foundation, highlighted the organization's history, impact, and community partnership. Opened in 1957 as a private course accessible to the public without tax funding, it hosted over 50,400 rounds of golf this year and dispensed more than 2.4 million practice balls. The foundation, a nonprofit since 2019, focuses on keeping golf affordable and introducing youth to the sport through camps and programs. Collaborating with the City's Recreation Department and the Boys and Girls Club, they provided golf instruction, equipment, and life lessons to 249 children this summer, supported by 40 volunteers and PGA professionals. The foundation also aids local high school teams and organizes fundraising events for equipment and unforeseen costs. Mr. Wolfinger emphasized their commitment to continuing these efforts and invited the public to volunteer as coaches. Councilmember Wood asked if children registering for golf camps through the Parks and Recreation Department receive scholarships. Recreation Program Coordinator Adam Rouse explained that scholarships are rare, and camps generally charge a standard fee similar to other programs. Mr. Wolfinger noted that the foundation retains 50% of fees to support its programs, compared to the typical 70% retained by parks. Councilmember Kenny Gabriel then asked if there are enough instructors, and Wolfinger replied they always need more volunteers.

Virginia Tate, Coeur d'Alene, requested the Council's help to resolve a long-standing water hookup issue tied to a "good neighbor" agreement dating back to the 1970s, when her family ceded land

for a road to Armstrong Park in exchange for future water and sewer access. Despite installing fire hydrants, paying for engineering plans, and initiating annexation steps, she claimed that the City has repeatedly denied her ability to install a water main and recently added new requirements after accepting her annexation application fee. Ms. Tate emphasized an urgency due to low water levels and freezing conditions and asked the Council to finalize the hookup and annexation agreement to conclude the matter.

Jeff Petroskie, Post Falls, stated that he concurs with what was shared by Ms. Tate.

**ANNOUNCEMENTS:** Councilmember Miller expressed concern about a recent Council meeting where an agenda amendment was made to address road usage in Indian Meadows, as she questioned whether the item met the criteria for an emergency. She noted that the City Attorney advised it was up to the Council to define an emergency and therefore did not provide guidance during the meeting, and she was also advised not to give input to staff prior to the proposed meeting regarding the Indian Meadows access and through streets to the Coeur Terre development. While acknowledging that the developer and staff listened to public input, Councilmember Miller emphasized the need to consider the long-term consequences of making drastic changes based on the wishes of a few. She stated that all seven roads should have remained connectors as originally planned, linking Indian Meadows to future roads in the farmland, with no cul-de-sacs or dead ends. The utility infrastructure extends beyond the last house to these connection points, and the temporary barriers clearly indicate the roads were never intended to remain closed. Councilmember Miller warned that restricting access now creates long-term negative impacts, including reduced public safety response times, increased traffic congestion, higher insurance premium costs, and longer commutes for families. She argued that the decision prioritizes the wishes of a few over thousands of residents and businesses, causing irreparable harm to future planning. As the issue returns to Council, she requested to have a thorough public discussion on these long-term effects and consider whether revisiting the developer's plan is feasible, ensuring staff weighs in on the matter.

Councilmember Gookin thanked Councilmember Miller for raising traffic concerns and noted that traffic will be a major issue with the Coeur Terre development, which is why he voted against it. He emphasized the importance of showing residents that local government cares about established neighborhoods and their concerns. He cited Virginia Tate's situation as an example of where compassion and responsiveness are needed and urged the Council to focus on solving problems rather than creating them, particularly regarding Coeur Terre, Indian Meadows, and Ms. Tate's water hookup issue.

Councilmember Wood asked about the process for following up on Ms. Tate's water hookup issue, noting prior communication with staff. City Administrator Troy Tymesen explained that staff have spent extensive time on the matter and provided a temporary water hookup from a fire hydrant and pursued an annexation agreement since Ms. Tate does not qualify for the good neighborhood agreement policy. He clarified that communication stalled about four weeks ago and outlined complications, including infrastructure challenges and commercial kitchen installation, noting the importance of placing a city fire hydrant installed on her property and completing the annexation.

Councilmember Dan English acknowledged the complexity of balancing immediate neighborhood concerns with broader public safety needs.

Councilmember Gabriel congratulated Scott Robinson from the Fire Department on his promotion to Engineer, noting the challenging process involved. He also recognized firefighter-paramedic Cody Moore and his dog Sky for earning FEMA certification, calling both achievements significant and a source of pride for the City.

Mayor McEvers requested the appointments of Denise Yost, Mary Lee Ryba, and Kate Walker to the Arts Commission.

**MOTION:** Motion by Evans, seconded by Miller to appoint Denise Yost, Mary Lee Ryba, and Kate Walker to the Arts Commission. **Motion carried.**

**CONSENT CALENDAR:**

1. Approval of Council Minutes for the November 4, 2025 and November 10, 2025 Council Meetings.
2. Setting of the November 24, 2025 General Services/Public Works Committee Meeting.
3. Setting of public hearings for **December 2, 2025:**
  - a. (Quasi-judicial) Amendment No. 3 to the Coeur Terre Annexation and Development Agreement to modify Exhibit “E” changing the 10.91-acre C-17 zoned church property from “Urban Townhomes” to “Religious Assembly”; to be located at Hanley Avenue and Coeur Terre Boulevard in a portion of the north ½ of the northwest ¼ of Section 33, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho. The legal description is Full Circle Tracts, Lot 2, Block 1.
4. Approval of Bills as Submitted.
5. Approval of Financial Report.

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

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

**RESOLUTION NO. 25-062**

A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, AMENDING RULE 1 – GENERAL PROVISIONS, RULE 10 – PROBATIONARY PERIOD, RULE 12 – PAY ADJUSTMENT, AND RULE 13 – TRANSFER, DEMOTION, LAYOFF, RESIGNATION, AND REINSTATEMENT, OF THE CITY OF COEUR D’ALENE PERSONNEL RULES.

**STAFF REPORT:** Human Resources Director Melissa Tosi presented proposed personnel rule amendments focused on probationary periods for lateral police officers, reducing their probation from 18 months to 12 months while keeping entry-level recruits at 18 months. She explained that all probationary language will be consolidated under Rule 10, with related housekeeping changes to Rules 1, 12, and 13 for clarity and consistency. The amendments also clarify the Human Resources Director’s role in appointments, changing language to “in consultation with” rather than

“approval.” Updates include removing obsolete requirements and aligning probation practices for transferred employees with those for promotions. The amendments have been reviewed by the Executive Team and sent to the Fire Union, Lake City Employees Association, and Police Association, with police administration requesting the change apply only to lateral officers.

**DISCUSSION:** Councilmember Evans thanked Ms. Tosi for revisiting the proposed amendments, engaging with all stakeholders, and bringing the updated recommendations back to the Council. She expressed appreciation for the extra effort involved in ensuring thorough review and collaboration.

**MOTION:** Motion by Evans, seconded by Miller to approve **Resolution No. 25-062**; Amending Personnel Rule 1 – General Provisions; Rule 10 – Probationary Period; Rule 12 – Pay Adjustment; and Rule 13 – Transfer, Demotion, Layoff, Resignation, and Reinstatement.

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

### **RESOLUTION NO. 25-065**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS, INC., FOR THE TERTIARY MEMBRANE FILTRATION EXPANSION PROJECT PHASE 5C.3A FOR THE WASTEWATER DEPARTMENT, IN AN AMOUNT NOT TO EXCEED \$814,600.00.

**STAFF REPORT:** Wastewater Capital Programs Manager Mike Becker outlined the Wastewater Department's request for a professional services contract with JUB Engineering for the design of a tertiary membrane filtration (TMF) project. The TMF facility is the final stage of wastewater treatment, removing ammonia and phosphorus before discharge into the Spokane River. The project will complete Train 6, increasing capacity from 5 to 6 million gallons per day and providing redundancy for maintenance. Originally scheduled for 2027, the expansion is needed by 2028 based on flow projections. Mr. Becker explained the technical details of the membrane system, procurement process, and JUB's qualifications, noting that the City lacks in-house capacity for this specialized design. The negotiated contract amount is \$814,600, including a \$50,000 reserve for potential technology updates.

**DISCUSSION:** Councilmember English asked if the proposed TMF project differs from previous ones, and Mr. Becker explained that while the technology is similar, the new train will use updated membranes with increased capacity. Councilmember Wood asked if the project is part of the budget this year and Mr. Becker confirmed that this is already budgeted noting lessons learned about equipment delivery timelines. Mayor McEvers sought clarification if it means adding another train, and Mr. Becker stated it will add membranes to the last tank but could incorporate newer technology if feasible and cost-effective, with options presented during the design phase.

**MOTION:** Motion by Wood, seconded by Evans to approve **Resolution No. 25-065**; approving of a Professional Services Agreement with JUB Engineers, Inc. for Tertiary Membrane Filtration Expansion Project Phase 5C.3A in the amount of \$814,600.00.

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

#### **RESOLUTION NO. 25-066**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING CHANGE ORDERS #1, #2, AND #3 TO THE CONTRACT WITH SELLAND CONSTRUCTION, INC., FOR THE WASTEWATER COMPOST FACILITY MAINTENANCE PROJECT, IN THE TOTAL AMOUNT OF FIFTY-NINE THOUSAND TWO HUNDRED THIRTY-TWO AND 50/100 DOLLARS (\$59,232.50).

**STAFF REPORT:** Wastewater Capital Programs Manager Mike Becker reported on the completion of the compost facility project and requested Council approval of change orders. The project, which converted above-ground aeration pipes to a below-ground trench drain system, was completed on September 30. Change Order #2 addressed water pooling inside the building by adding paving work while the contractor was on-site, taking advantage of mobilization costs. Additional work included replacing nine inches of old asphalt with gravel and new asphalt. Mr. Becker noted the project was rebid due to initial budget constraints and finished under budget, with total costs at \$379,232.50 compared to the \$455,000 budget. He recommended approval of change orders totaling \$59,232.50.

**DISCUSSION:** Councilmember Miller asked if there would be a second change order for the compost facility project. Mr. Becker clarified that all three change orders were combined into the current presentation and confirmed that the project is complete with no additional change orders expected.

**MOTION:** Motion by Evans, seconded by Wood to approve **Resolution No. 25-066**; Ratifying Change Orders 1-3 for the Compost Facility Maintenance Project Contract with Selland Construction.

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

#### **RESOLUTION NO. 25-067**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, DECLARING, PURSUANT TO IDAHO CODE § 67-2808(2), THAT THERE IS ONLY ONE VENDOR REASONABLY AVAILABLE FOR THE PURCHASE AND INSTALLATION OF A FIRE TRAINING FACILITY AND APPROVING A CONTRACT FOR THE PURCHASE AND INSTALLATION OF THE FACILITY FROM TAYLORD SYSTEMS LLC, IN THE AMOUNT OF \$373,820.00, USING FUNDS PROVIDED BY THE 2025 GENERAL OBLIGATION BOND.

**STAFF REPORT:** Fire Deputy Chief Bill Deruyter requested Council approval for sole sourcing the fabrication of a new fire training facility with Taylord Containers, a local company specializing



in building training structures from containers. He explained that the current facility, built in 2006, remains in use for repelling and live-fire training, but the new facility will integrate multiple props—such as ventilation, forcible entry, and garage door simulations—into a compact design. The structure will include two levels and a burn room, allowing realistic training scenarios that reflect modern apartment and residential layouts. Mr. Deruyter emphasized the importance of continuous firefighter training and the specialized nature of the proposed facility.

**DISCUSSION:** Councilmember Gabriel asked if the new fire training facility's design offers easier maintenance and fits within the existing footprint, which Mr. Deruyter affirmed. Councilmember Wood expressed support for the project, noting the importance of modern training facilities for public safety and asked if the new structure could host Fire Ops events. Mr. Deruyter confirmed it could. Mayor McEvers inquired about the timeline, and Mr. Deruyter stated the facility should be completed by next October.

**MOTION:** Motion by Gabriel, seconded by Miller to approve **Resolution No. 25-067**; declaring, pursuant to Idaho Code § 67-2808(2), that there is only one vendor reasonably available for the purchase and installation of a new fire training facility, and approving a contract with Taylord Systems LLC in the amount of \$373,820.

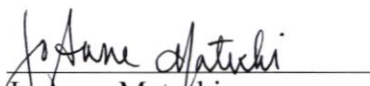
**ROLL CALL:** English Aye; Wood Aye; Gabriel Aye; Evans Aye; Miller Aye; Gookin Aye.  
**Motion carried.**

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

The meeting ended at 6:59 p.m.

  
Woody McEvers, Mayor

ATTEST:

  
Jo Anne Mateski  
Executive Assistant