

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

September 18, 2018

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, September 18, 2018 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

Dan English) Members of Council Present
Woody McEvers)
Dan Gookin)
Kiki Miller)
Loren Ron Edinger)
Amy Evans) Arrived at 6:15 p.m.

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

INVOCATION: Pastor Chris Lauri with Anthem Friends Church provided the invocation.

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

FIRE DEPARTMENT LIFE SAVING AWARD: Deputy Fire Chief Tom Greif presented the Life Saving Awards for response to a cardiac arrest during the swim portion of Race the River Triathlon on July 22, 2018. He explained that David Wyatt was participating in the race when he experienced a cardiac arrest. Deputy Fire Chief Greif noted that the actions of all involved saved Mr. Wyatt's life. Civilians Tony Koch, Rick Anderson, Isaac Mann, Ivanka Curran, Curt Dupuis, Dwight McCain, Nancy Corege, Kim Murdoch, and Amy Hofer responded to the incident and gave immediate lifesaving aid, and were presented with a Life Saving Award. During transport to the hospital, Mr. Wyatt regained consciousness on the way to the hospital. He noted that many of the fire staff responded to the event and thanked them for their professionalism.

PUBLIC COMMENTS:

David Lyons, Coeur d'Alene, stated that he is concerned with midtown parking. He noted that the infill overlay district encourages business development while protecting the surrounding neighborhood. The parking problems are from Reid Avenue to Boise Avenue, as those are old areas that do not require off-street parking. While some of the core area businesses such as Capones provide off street parking, the rest do not which causes customer and employees to use public parking. He noted that there are two ignite owned lots on 3rd and 4th Street south of Harrison Avenue that have 57 spaces; however, the parking demand is 120 or more spaces. This means there is a shortage of 40-50 that falls on the side streets. Mr. Lyon said that more public

off street parking is needed in the Reid Avenue to Boise Avenue areas, and suggested that a larger free public parking lot be created on 4th Street where the existing lot and bare land is located, with the 3rd street lot becoming something else.

Susan Snedaker, Coeur d'Alene, noted that she has lived on 5th Street for approximately 30-years and was a Planning Commissioner for 11 years, and knows that parking has always been an issue. She noted that the Comprehensive Plan includes a statement that says the transition from commercial to residential should be done with care and start at midblock. She suggested that the Council walk the area to see exactly what is going on in that neighborhood. She noted that the Fort Ground neighborhood seems to be special and there should be a solution similar for downtown and midtown. She concurred with Mr. Lyons that the green space should be turned into parking, which would give the neighbors a break.

Gina Bodtker, Coeur d'Alene, requested the Council give staff direction to not hold the rezoning hearing for the Rivers Edge project scheduled to be held on October 9 as that would be before the traffic study is complete. She believes that the traffic study data should be available before hearings are held wherein the density is determined. Ms. Bodtker hopes the traffic study points out that lower density would be better, and that a forward thinking plan include a freeway access point between Northwest Boulevard and the Hwy 41 off-ramps. Mayor Widmyer noted that staff is working on moving the hearing to after the traffic study is done.

Roger Smith, Coeur d'Alene, noted that he was pleased to hear that the traffic study will be done before the hearing is held. He read his comment letter noting that traffic congestion is a concern throughout Coeur d'Alene. He felt it was important to note that the Rivers Edge development is asking for a rezone of the property to an R-34 density and that the Planning Commission will need to consider all the traffic impacts to determine the density. He noted that he would like the item tabled until after the traffic study is complete and reviewed. Additionally, he requested a moratorium on any hearings for any development until the traffic study is complete and requested Council take action to set this item on their next meeting agenda.

Nathan Baker, Coeur d'Alene, noted that within a couple of weeks they will be hosting a grand opening for the Skateboard Park, on October 6, from 10:00 a.m. to dusk. The user community is grateful for the park and he noted that the end product will be amazing.

COUNCILMEMBER ANNOUNCEMENTS:

Councilmember Gookin asked for clarification from the City Attorney regarding Council's authority to stop a scheduled hearing of the Planning Commission. City Attorney Mike Gridley noted that the City can continue a hearing from October to November. Additionally, staff is trying to reach the applicant to see if they would be amenable to pulling the hearing request.

Councilmember Edinger mentioned that over the last couple weeks he had received a lot of phone calls regarding traffic and the high-rises being built in Coeur d'Alene and would like the Planning Commission look at some of these projects. He thinks that a lot more people will move here and we should start looking at the traffic. Mayor Widmyer noted that the area had a lot of road construction projects this year, which compounded traffic issues in addition to the growth at

Kootenai Health. He believes this traffic study will provide some great information. Councilmember Gookin noted that the Kootenai Metropolitan Planning Organization (KMPO) does the traffic master planning for Kootenai County and he believes that one of the reasons traffic is getting bad is that the most recent planning effort was done in 1980. The new growth estimate for the county is 150,000 rather than 100,000 estimated in 1980.

Mayor Widmyer asked for confirmation of the appointment of Derek Kahler and Beverly Moss to the Arts Commission.

MOTION: Motion by Edinger, seconded by Evans, to appoint Derek Kahler and Beverly Moss to the Arts Commission. **Motion carried.**

CONSENT CALENDAR: **Motion** by McEvers, seconded by Gookin, to approve the Consent Calendar.

1. Approval of Council Minutes for the September 4, 2018 Council Meeting.
2. Approval of Minutes for the September 10, 2018 General Services Committee Meeting
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of General Services and Public Works Committees meetings for September 24, 2018 at 12:00 noon and 4:00 p.m. respectively.
6. Approval of the repurchase of Cemetery Lot 307, Block F, Section RIV. Om the Forest Cemetery Annex, from Denise Berg (decedent of Donna Bozarth).
7. Setting a public hearing for October 16, 2018 for A-2-17m: Zoning Prior to Annexation of +/- 48 acres from County Industrial to City C-17 (Commercial at 17 units/acre) and +/- 46 acres of Spokane River to NW (Navigable Water) located at 3074 W. Seltice Way; Applicant: City of Coeur d'Alene
8. Setting a public hearing for November 6, 2018 for (Legislative) A-3-18: A proposed 7.18 acre Annexation from County Agricultural to City R-8, located at: 2008, 1950 & 1914 Prairie Avenue Applicant: Coeur d'Alene School District 271
9. **Resolution No. 18-052** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED AGREEMENT AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING: AMENDMENTS TO PERSONNEL RULES XI, XXV, AND XXVI; BENEFIT PLAN CHANGES AND RENEWAL RATES; WATER DEPARTMENT CONSTRUCTION STANDARDS; THE PROCESS FOR SELLING OR DONATING AS SURPLUS PROPERTY MAQUETTES OF PUBLIC ART PROPOSALS; AND A LETTER AGREEMENT WITH KOOTENAI COUNTY FOR PUBLIC TRANSPORTATION.

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

RESOLUTION NO. 18-053

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A COLLECTIVE BARGAINING AGREEMENT WITH THE LAKE CITY EMPLOYEES ASSOCIATION.

STAFF REPORT: City Administrator Troy Tymesen noted that the agreement has been passed by the LCEA membership and is for a five-year term ending September 30, 2023, which allows for all contracts to be due at a different time. Significant highlights regarding the negotiated contract include a 2.5% fixed annual cost of living adjustment for each year; overtime will be paid after a 40 hour work week instead of an 8 hour work day; medical premium cost for employees with dependent coverage will increase from 5% to 10%; amendments to current wage increase schedule for the last four years to reach maximum; increase HRA/VEBA contribution from \$140 to \$165 per month; increase License/Certification Premiums by \$50 in each category; and a budget increase of \$1,000 each year for tuition reimbursement. He noted that all three groups have agreed to the medical plan changes, so all employees are now on the same plan.

DISCUSSION: The Mayor thanked Troy, Vonnice and Melissa for their time and effort in negotiating these contracts.

MOTION: Motion by Gookin, seconded by Edinger to approve **Resolution No. 18-053**, approving a Labor Agreement with the Lake City Employees Association.

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

(LEGISLATIVE HEARING) FISCAL YEAR 2017-2018 ANNUAL APPROPRIATIONS AMENDMENT

STAFF REPORT: City Comptroller Vonnice Jensen noted that she is presenting an amendment to the Fiscal Year 2017-2018 budget in the amount of \$13,574,995. The budget amendment shows increases in expenditures due to carryovers of projects, state grants received, purchase of the Atlas Mill Site, and Memorial Park expenditures. Additional General Fund revenues of \$692,431 are included to cover the increased expenses that include additional revenues from building, plumbing and fire permits, gas tax, sales tax and grants in the Police and Fire Departments. Additionally there is \$1,087,680 from designated Fund Balance from projects being carried over from last year. She noted that there are also expenses that are not within the General Fund to include Library computer grants, street lighting, Atlas Mill site purchase, Memorial Park, parking, Sanitation Fund, and Parks Capital Fund for the Skateboard Park and Centennial Trail grant.

DISCUSSION: Councilmember McEvers clarified that this amendment is the end of this fiscal year. Ms. Jensen confirmed that this is cleaning up revenues and expenditures from this fiscal year.

PUBLIC COMMENT: Mayor Widmyer opened public comments. Hearing no comments, he closed public testimony.

MOTION: Motion by McEvers, seconded by Evans, to dispense with the rule and read **Council Bill No. 18-1023** once by title only.

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

COUNCIL BILL NO. 18-1023

AN ORDINANCE AMENDING ORDINANCE 3588, THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 APPROPRIATING THE SUM OF ~~\$89,467,942~~ \$103,039,937, WHICH SUM INCLUDES ADDITIONAL MONIES RECEIVED BY THE CITY OF COEUR D'ALENE IN THE SUM OF \$13,571,995; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND PROVIDING AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene, Kootenai County, Idaho:

Section 1

That Section 1 of Ordinance 3588, Ordinance of the City of Coeur d'Alene, be and the same is hereby amended to read as follows:

That the sum of ~~\$89,467,942~~ \$103,039,937, be and the same is hereby appropriated to defray the necessary expenses and liabilities of the City of Coeur d'Alene, Kootenai County, Idaho, for the fiscal year beginning October 1, 2017.

Section 2

That Section 2 of Ordinance 3588; Ordinances of the City of Coeur d'Alene be and the same is hereby amended to read as follows:

That the objects and purposes for which such appropriations are made are as follows:

GENERAL FUND EXPENDITURES:

Mayor and Council	\$244,736	
Administration	380,413	
Finance Department	1,205,224	
Municipal Services	1,788,550	
Human Resources	311,711	
Legal Department	1,197,425	
Planning Department	717,644	
Building Maintenance	515,303	
Police Department	13,584,525	13,637,558
Drug Task Force	30,710	

Byrne Grants		19,952
COPS Grant	121,939	
Fire Department	9,709,001	10,172,641
General Government	105,900	1,399,098
Engineering Services	341,086	392,334
Streets/Garage	4,440,952	
Parks Department	2,102,365	2,107,405
Recreation Department	756,075	800,075
Building Inspection	876,593	
TOTAL GENERAL FUND EXPENDITURES:	<u>\$38,430,152</u>	<u>\$40,360,263</u>
SPECIAL REVENUE FUND EXPENDITURES:		
Library Fund	\$1,618,412	\$1,657,659
Community Development Block Grant	384,049	
Impact Fee Fund	745,000	\$788,900
Parks Capital Improvements	146,500	2,309,400
Annexation Fees Fund	398,240	
Cemetery Fund	294,307	
Cemetery Perpetual Care Fund	157,000	
Jewett House	25,855	
Reforestation/Street Trees/Community Canopy	107,000	
Public Art Funds	443,500	
TOTAL SPECIAL FUNDS:	<u>\$4,319,863</u>	<u>\$6,565,910</u>
ENTERPRISE FUND EXPENDITURES:		
Street Lighting Fund	\$639,720	675,620
Water Fund	10,027,434	
Wastewater Fund	22,784,368	
Water Cap Fee Fund	866,000	
WWTP Cap Fees Fund	2,200,000	
Sanitation Fund	3,500,806	\$ 3,658,738
City Parking Fund	354,846	1,171,846
Drainage Fund	1,267,818	1,291,918
TOTAL ENTERPRISE EXPENDITURES:	<u>\$41,640,992</u>	<u>\$42,675,924</u>
FIDUCIARY FUNDS:	\$2,957,754	
CAPITAL PROJECTS FUNDS:	1,237,000	\$9,597,905
DEBT SERVICE FUNDS:	882,181	
GRAND TOTAL OF ALL EXPENDITURES:	<u>\$89,467,942</u>	<u>\$103,039,937</u>

MOTION: Motion by McEvers, seconded by Evans, to adopt **Council Bill 18-1023**.

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

(QUASI-JUDICIAL HEARING) ZC-3-18, 925 W. EMMA, ZONE CHANGE FROM R-12 TO C-17L REQUEST BY: MELROSE PROPERTIES, LLC

STAFF REPORT: : Associate Planner Mike Behary, presented the staff report, including a review of surrounding land use and zoning, Comprehensive Plan policies for consideration, physical characteristics, and neighborhood character. He noted that subject property is approximately .67 acres and is currently occupied by a duplex that is located toward the front of the parcel. The rear portion of the subject property is vacant. The property to the east is occupied by North Idaho's Veteran's Administration (VA) Medical Clinic. The applicant has indicated that they are in communication and negotiations with the VA about the expansion of the VA's Medical Clinic parking lot from the adjacent parcel onto the subject site. He noted that the following findings will need to be determined: that this proposal (is) (is not) in conformance with the Comprehensive Plan; that public facilities and utilities (are) (are not) available and adequate for the proposed use; that the physical characteristics of the site (do) (do not) make it suitable for the request at this time; that the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses. Mr. Behary commented that the Planning Commission unanimously voted to approve the zone change.

DISCUSSION: Councilmember Gookin noted that the topography map in the staff report makes the site seem steep. Mr. Behary noted the garage is built below grade, and that the site is flat.

PUBLIC COMMENT: Mayor Widmyer opened public comments.

APPLICANT: Ryan Nipp, Coeur d'Alene, noted that he is a partner at Parkwood Business Properties and that they own the property located at 925 Emma Avenue that is being requested to be rezoned. It sits within the health corridor and the C17L zone is a logical fit due to fast growth in the surrounding corridor. He noted examples of the Kootenai Health expansion over the past few years, including the birth center, north entrance, main lobby, and the emergency room expansion. Mr. Nipp noted that in 2013 the clinic visits were 138,000 compared to 245,000 visits in 2017. He noted that the VA Clinic next to the Emma property includes a pharmacy, physical therapy and it will soon have an eye clinic. The timing for this request is driven by the VA clinic's need to expand their parking lot, and that they would like to use the north end of Emma parcel to accommodate the expansion. They are currently in discussions, and if the parcel is not used as a parking lot, then a medical use facility would go in at that location. One Comprehensive Plan goal is to promote economic growth, and health care is specifically highlighted and promoted as it provides livable wages, year round stable jobs, and economic health to region. He noted that Kootenai Health is the largest employer in five northern counties and it is predicted that in 2019 it will double the number of employees from 2010.

DISCUSSION: Councilmember Edinger asked how traffic will be impacted with all the growth. Mr. Nipp noted that they have done many recent transportation improvements and are seeing positive results. He noted that they will need to continue the study of traffic to ensure the corridor is suited for growth. Councilmember McEvers noted that Emma Avenue looks narrow at that location, and asked if this development will widen the road in that area. Mr. Nipp noted that they have worked with the VA facility to observe traffic patterns and ingress and egress to improve that

area and will ensure access is appropriate. Councilmember Miller asked if the VA building is owned by Parkwood. Mr. Nipp confirmed it was owned by Parkwood, and that any development in the area would be a medical use and connected to the parking lot.

Mayor Widmyer closed public comment.

MOTION: Motion by McEvers, seconded by Evans to approve ZC-3-18, a proposed zone change at 925 W. Emma, from R-12 to C-17L requested by Melrose Properties, LLC and to make the necessary Findings and Order.

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

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

The meeting adjourned at 6:55 p.m.

ATTEST:

Steve Widmyer, Mayor

Renata McLeod, CMC, City Clerk