

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

DECEMBER 4, 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, December 4, 2018 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

Loren Ron Edinger	)	Members of Council Present
Amy Evans	)	
Dan Gookin	)	
Dan English	)	
Kiki Miller	)	
Woody McEvers	)	Member of Council Absent

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

**INVOCATION:** Pastor Kevin Schultz with the Vine Church provided the invocation.

**PLEDGE OF ALLEGIANCE:** Councilmember Miller led the Pledge of Allegiance.

**PUBLIC COMMENTS:**

David Lyons, Coeur d'Alene, noted that he spoke at the last Council meeting regarding the urban renewal plans and the disposition of assets when a district ends. The current version of the plan has removed the third paragraph and revised the language in the first two paragraphs regarding disposition. He believes the clarity in the new language gives the urban renewal agency a loophole to allow it to hold assets after the district ends, rather than giving them to the City. He believes the simple solution is to delete the second paragraph and change the first paragraph to be worded as it was before, and close this loophole.

**KOOTENAI METROPOLITAN PLANNING ORGANIZATION (KMPO) LONG-RANGE TRANSPORTATION AND TRAFFIC PLANNING** - Executive Director of KMPO Glenn Miles explained the purpose of the KMPO organization and its goals and responsibilities throughout the county including long range planning and transportation improvement plans. Mr. Miles noted planning factors include support of economic vitality, safety, security, and accessibility to motorized and non-motorized users. He reviewed the history of population growth over the past 48 years and changes that have occurred since the 1970's. He noted that the gas tax showed increases until the 1980's then leveled off with a recent jump in 2013, as this is the funding source for transportation projects. He noted that when the gas tax was above 11% of the cost of gas, major projects could be completed. He then reviewed current travel demand and explained why the transportation system needs new investments such as Pleasant view grade

separation in Post Falls, the Ramsey Road widening, I-90 widening to six lanes, movement of the Huetter weight station, U.S. 95 corridor improvements, Highway 41 improvements, and the Highway 53 interchange project in the near future. Mr. Miles noted that we currently have 900,000 vehicle trips within Kootenai County, 4.7 million vehicle miles, and 9,800 hours of travel, which represents \$200,000 worth of value/cost. He reviewed several projects that will help the community sustain economic competitiveness including projects up to 15 years out, such as Ramsey Road widening from Prairie to Wyoming, I-90 widening, and future Huetter corridor construction.

Mayor Widmyer asked about vehicle congestion where city streets meet I-90, and who is in the leadership role that will address the congestion issues for the state. Mr. Miles stated it would take a multi-faceted approach that would include KMPO. He felt the larger questions are how to execute a solution, and who gets the financing, and he clarified that not all solutions would be ITD improvements. He feels that it needs state legislature, local government support, and finding a path to funding. Mayor Widmyer noted that the last time the gas tax was raised it still left a sizeable shortfall, and it is very important to stay involved going forward. He thanked Mr. Miles for bringing the information forward and noted that there is a lot of work to do.

**CITY OF COEUR D'ALENE SELF -FUNDED INSURANCE OPTION** - Sr. Benefits Consultant with the Murray Group, Greg Helbling, explained what an alternative funding arrangement would mean for the City of Coeur d'Alene's health insurance program as it has come up during discussions the city over the past year. He explained that self-funding could provide cost efficiencies in the city's insurance plan. Additionally, it could provide flexibility to incorporate best in class resources for pharmacy, stop loss, and disease coverages rather than using the grouping offered by an insurance provider. Under the current set up, the city pays the premiums and the insurance carrier accepts losses and gains. Under a self-funded arrangement the city purchases protection for catastrophic claims, the city pays for administration of claims weekly, and the city accepts losses and gains, which is estimated to be a 4-8% savings. Mr. Helbling noted that the stop loss insurance protects the city when eligible claims exceed a liability limit (often \$125,000 to \$175,000). The aggregate stop loss insurance protects the city when eligible claims exceed the annual aggregate liability (120%-125% of expected claims). He also clarified that self-funded public entities must conduct an annual actuarial study pursuant to Idaho Code and that it could look similar to the city's current plan. He outlined the requirements the city would need to go through in order to move forward with a self-funded plan, including a timeline of events in order to accomplish it by the end of next year.

Mayor Widmyer asked how seamless this would be for employees? Mr. Helbling confirmed that it would not be a change for the employee. Mayor Widmyer noted that in changing plans to become self-insured it would be a risk to the taxpayers, so the stop loss protection mitigates risk. Mr. Helbling noted that any self-funded plan would be required to have a stop loss policy by the state of Idaho. The Mayor asked what other Idaho cities have this plan? Mr. Helbling noted that he was able to find the following information: Lewiston has had a self-insured plan for 17 years, the City of Boise, Boise Fire and Police trust, Nampa, Caldwell, Chubbuck, and Moscow is in the process of converting. Additionally, Kootenai County, Bonner County, Jefferson County, the statewide school trust, University of Idaho, and Kootenai Medical Center all have self-insured plans. City Administrator Troy Tymesen noted that the next step would be to have the city's

insurance committee continue to explore the actuarial study, then come back to the City Council for the step thereafter. Councilmember English noted that he was at the County when they went through the process of moving to be self-funded. He felt it was a decent savings and prevented large increases for multiple years. Councilmember Miller asked how the Board of Trustees would work, and who governs the Trustees? Mr. Helbling noted that the Board would not be the top administrative professionals, rather would consist of staff members and representatives from insurance committee.

**CONSENT CALENDAR: Motion** by Evans, seconded by English, to approve the Consent Calendar.

1. Approval of Council Minutes for the November 20, 2018 Council Meeting.
2. Approval of Minutes for the November 26, 2018 General Services Committee Meeting
3. Approval of Bills as Submitted.
4. Setting of General Services and Public Works Committees meetings for Tuesday, December 10, 2018 at 12:00 noon and 4:00 p.m. respectively.
5. **Resolution No. 18-061-** A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED AGREEMENTS OF THE CITY OF COEUR D'ALENE INCLUDING: APPROVAL OF AN AGREEMENT WITH AMERICAN LEGION BASEBALL FOR USE OF THORCO FIELD AT RAMSEY PARK; APPROVAL OF A 3-YEAR AGREEMENT WITH ROW ADVENTURES FOR ACCESS TO INDEPENDENCE POINT BEACH FOR KAYAK GUIDED TOURS; AND APPROVAL OF AMENDMENT NO. 1 TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH J-U-B ENGINEERS FOR CONSTRUCTION ADMINISTRATIVE SERVICES FOR THE COMPOST FACILITY IMPROVEMENTS.

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

#### **RESOLUTION NO. 18-062**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING A PARKING GARAGE TRANSFER AGREEMENT FOR THE TRANSFER OF THE PARKING GARAGE & PROPERTY LOCATED IN IGNITE CDA'S LAKE DISTRICT AND ACCEPTING A QUITCLAIM DEED FOR THE PROPERTY.

**STAFF REPORT:** City Attorney Mike Gridley noted Ignite cda (hereinafter referred to as "ignite") owns or controls property in the City of Coeur d'Alene and situated within ignite's Lake District Project Area pursuant to ignite's Lake District Redevelopment Plan (the "Plan"). The subject real property is contiguous to certain property owned by the City and a parking garage has been constructed with ignite funds on the properties. At its November 21, 2018 meeting, ignite voted to transfer the Property and Parking Garage to the City via Quit Claim Deed for use as public parking in accordance with the Plan, as authorized by Idaho Code Section 50-2015(f). The transfer will also involve the execution of a Parking Garage Transfer Agreement with ignite.

**DISCUSSION:** Councilmember Gookin asked for clarification regarding the section of the contract that notes it is the city's obligation to meet the requirements of the tax exempt note. Ignite's legal counsel, Danielle Quade, explained that the garage was financed with a tax exempt bond so it cannot be used for private use, the small 10% or less planned lease spaces are allowable under the code.

**MOTION:** Motion by Miller, seconded by Edinger to approve **Resolution No. 18-062**, the parking Garage Transfer Agreement and Quit Claim Deed for the Coeur d'Alene Avenue Parking Garage from ignite cda.

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

**A-3-18: ANNEXATION OF 7.18 ACRES FROM COUNTY AGRICULTURAL TO CITY R-8, LOCATED AT: 2008, 1950 & 1914 PRAIRIE AVENUE APPLICANT: COEUR D'ALENE SCHOOL DISTRICT 271 PURSUANT TO COUNCIL ACTION NOVEMBER 6, 2018.**

#### **RESOLUTION NO. 18-063**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING AN ANNEXATION AGREEMENT WITH THE COEUR D'ALENE SCHOOL DISTRICT FOR PROPERTY LOCATED AT, AND COMMONLY KNOWN AS, 1914, 1959, AND 2008 W. PRAIRIE AVENUE.

**MOTION:** Motion by Gookin, seconded by Evans to approve the **Resolution No. 18-063**, approving an Annexation Agreement with School District 271 for the Annexation of 7.18 acres from County Agricultural to City R-8, located at: 2008, 1950 & 1914 Prairie Avenue.

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

#### **COUNCIL BILL NO. 18-1030**

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27, TOWNSHIP 51, NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; 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.

**MOTION:** Motion by Gookin, seconded by Evans, to dispense with the rule and read **Council Bill No. 18-1030** once by title only.

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

**MOTION:** Motion by Gookin, seconded by English, to adopt **Council Bill 18-1030.**

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

**CONSIDER THE SECOND AMENDMENT TO THE RIVER DISTRICT REDEVELOPMENT PLAN OF THE COEUR D'ALENE URBAN RENEWAL AGENCY, DOING BUSINESS AS IGNITE CDA; CONSIDER THE SECOND AMENDMENT TO AND RESTATED MIDTOWN-NORTHWEST BOULEVARD DOWNTOWN URBAN RENEWAL PLAN NOW REFERRED TO AS THE LAKE DISTRICT URBAN RENEWAL PROJECT PLAN COEUR D'ALENE URBAN RENEWAL AGENCY, DOING BUSINESS AS IGNITE CDA; AND CONSIDER THE URBAN RENEWAL PLAN FOR THE ATLAS DISTRICT URBAN RENEWAL PROJECT OF THE COEUR D' ALENE URBAN RENEWAL AGENCY, DOING BUSINESS AS IGNITE CDA.**

**COUNCIL BILL NO. 18-1027**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE SECOND AMENDMENT TO THE RIVER DISTRICT REDEVELOPMENT PLAN URBAN RENEWAL PROJECT, WHICH SECOND AMENDMENT SEEKS TO DEANNEX CERTAIN PARCELS FROM, AND ADD PARCELS TO, THE EXISTING RIVER DISTRICT PROJECT AREA; WHICH SECOND AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

**MOTION:** Motion by Evans, seconded by English, to dispense with the rule and read **Council Bill No. 18-1027** title twice only.

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

**DISCUSSION:** Councilmember Gookin expressed concern with the plans as they do not have a matrix of accomplishments, nor do they have a measurement of the plan's success. He does support the boundaries; however, he does not believe that the plan puts the public in the driver's seat. He is also concerned about the termination of the district language.

**MOTION TO AMEND THE PLAN:** Motion by Gookin, seconded by Edinger to amend the plan to modify the termination language to state that upon termination of the District any assets owned by the agency shall automatically granted, conveyed, or dedicated to the City.

**DISCUSSION:** Councilmember Gookin explained that the purpose of tax increment financing is to revitalize an area. There is nothing in the plan that says what the assets would be and what they would want to maintain them, he would not want to grant them authority for something that is not specifically spelled out in the plan. Mayor Widmyer noted that the parking garage asset was just transferred to the city. Under the existing language, the asset to be kept by the district would have to produce revenue, and does not foresee projects that will produce revenue that would fall into this category. He asked Ms. Quade for explanation of language. Ms. Quade confirmed that a district could only keep an asset if it has revenue and there may be circumstances wherein the city would not want to manage leases, or if there were a circumstance that made sense to give it to another public entity. She also clarified that it is not the intent to keep vacant property, or property like park space. Councilmember Gookin agreed that explanation makes sense, however, it is not clear in the plan, and he thinks the plan is too vague. Ms. Quade noted an example is the urban renewal agency for Boise continuing to own and operate their parking garages; additionally, the City of Moscow's agency retained ownership and management of leased facilities. She noted that it is not the intent of ignite's board, but it does provide the ability should something arise. Mayor Widmyer noted that two of the properties within the Lake District would produce revenue, and bare land would not qualify. Ms. Quade reaffirmed that removing that language would take away flexibility, and she would be concerned that changes in the plan would need to go back to ignite, and it is getting toward the end of the year. Councilmember English said that he thinks that the language allows for an appropriate level of flexibility and one cannot anticipate everything that will happen in the future. Councilmember Miller noted that if the Council were to vote to amend the language according to the motion, and then ignite was not be able to determine what they want to do, it would be mandated to turn all assets over to the city. Mayor Widmyer expressed concern with the timing and asked if the Council could change the language down the road, to allow this to move forward now, so the boundary adjustment is not delayed? Councilmember Miller agreed that the Council could amend the language later to include specific facilities and what assets could be given to other entities.

**ROLL CALL:** Evans No; Miller No; Gookin Aye; English No; Edinger No. **Motion failed.**

**MOTION:** Motion by Evans, seconded by English, to adopt **Council Bill 18-1027.**

**ROLL CALL:** Evans Aye; Miller Aye; Gookin No; English Aye; Edinger Aye. **Motion carried.**

### **COUNCIL BILL NO. 18-1028**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE SECOND AMENDMENT TO THE SECOND AMENDED AND RESTATED MIDTOWN-NORTHWEST BOULEVARD DOWNTOWN URBAN RENEWAL PLAN NOW REFERRED TO AS THE LAKE DISTRICT URBAN RENEWAL PROJECT

PLAN, WHICH SECOND AMENDMENT SEEKS TO ADD PARCELS TO THE EXISTING LAKE DISTRICT PROJECT AREA; WHICH SECOND AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

**MOTION:** Motion by English, seconded by Evans, to dispense with the rule and read **Council Bill No. 18-1028** title twice only.

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

**MOTION:** Motion by English, seconded by Evans, to adopt **Council Bill 18-1028**.

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

#### **COUNCIL BILL NO. 18-1029**

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE ATLAS URBAN RENEWAL PROJECT, INCLUDING REVENUE ALLOCATION FINANCING PROVISIONS; AND AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; PROVIDING SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

**MOTION:** Motion by Evans, seconded by Miller, to dispense with the rule and read **Council Bill No. 18-1029** title twice only.

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

**MOTION:** Motion by Evans, seconded by Miller, to adopt **Council Bill 18-1029**.

**ROLL CALL:** Miller Aye; Gookin No; English Aye; Edinger Aye; Evans Aye. **Motion carried.**

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

The meeting adjourned at 7:25 p.m.

ATTEST:

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Steve Widmyer, Mayor

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Renata McLeod, CMC, City Clerk