

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

AUGUST 6, 2019

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, August 6, 2019 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

INVOCATION: Pastor Dan Christ with Canvas Church provided the invocation.

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

PRESENTATION OF A GIRL SCOUT GOLD AWARD TO CRISTA FALK: Brian Newberry, CEO of Girls Scouts Eastern Washington and Northern Idaho, explained that in the last year twelve girls have received their gold award. They are all working on sustainable solutions to problems and making their communities better. Crista Falk is an award winner that will compete on a National Gold Award level where she will demonstrate her findings that if STEM is taught in high school, one is 20 times more likely to succeed in College. Crista plans to attend MIT then come back to teach within the Coeur d'Alene community. Crista said that she is a recent graduate of Lake City High school and was recently awarded the highest honor a Girl Scout can receive. She focused her project on computer science education and developed her own engineering curriculum as an after-school program for high school students. The Mayor and Council congratulated Crista on her award and success and said that they look forward to her return to the community after college.

WHITE HOUSE RELOCATION AND MUSEUM CONCEPT AND REVIEW OF PROPOSED LEASE TERMS: Julie Gibbs, Chairman of the Museum Building Committee, said that she appreciated the opportunity to give an update on the Museum relocation and noted that she has worked with a fantastic team of people since the May presentation. It is exciting as the new site and facilities design has emerged to really start to see how they can expand the services that they offer the community. It will be a beautiful, family-friendly attraction that will welcome visitors to our city and give them an overview of our history and the culture that is unique to Coeur d'Alene. Will be able to continue their partnership with local schools and have

more room for school programs and also better access to their archives for research. She thinks that the location they are considering is ideal for additional and stronger partnerships with the City of Coeur d'Alene, the Library, the Friends of Tubbs Hill, and other city entities.

Steve Roth, with Architects West, presented a brief background of the project, an overview of the design, a schedule of costs and outlined the next steps. He noted that the Museum was established in 1968 and in 1979 moved to its current location. Purchased its own storage facility in 2016, and celebrated in 2019 forty years in that building. From 1968 to the present they have attempted a continual expansion of their services and collections. Mr. Roth discussed the reasons for a new museum. Space restrictions at the current location is one of the main reasons. Additionally, a new space will enable them to become a premier regional museum for citizens and visitors. Over the last 15 years several facilities and locations have been evaluated. In 2017-18, there were a few feasibility studies completed, and in early 2019 the concept was proposed to move and use the White House as the basis for the new museum. Between the beginning of the year and now they have come a long way and the group has put in a lot of hard work and effort to get them this far.

Mr. Roth presented an overview of the existing two facilities and noted the Museum currently has about 4,300 sq. feet. The storage building that the museum owns has about 4,000 sq. feet. About 8,300 square feet is what the museum consists of right now in two separate facilities. The new design provides approximately 20,000 square feet. The majority of the new building would be a publicly accessible space, and would utilize a combined 50,000 square feet of land, which includes several different ownership properties between the city, ignite and private ownership. He noted the area resources surrounding the site, including the park, Library and City Hall. It is an amazing opportunity for synergy between the museum, the City Hall, Library, McEuen Park and the Tubbs Hill natural area, all in one area. The site provides views and access from the front and back of the site and Mr. Roth reviewed the buildable area which led to placing the building closer to the front of the property with parking and access to the rear of the building, with vehicle access off of 8th Street. The building is set to have a left wing for the exhibit space and a right wing for the meeting space, with basement storage or exhibit space. Mr. Roth presented the site plan, including landscape design. He reiterated that the first step is to get the White House moved. He explained the reasons they are proposing the move, including the partnership opportunity, great location, high exposure to the park and visitor traffic, the fact that it offers growth and expansion space, preservation of the White House structure, and would allow for vacation of the existing Museum of North Idaho facility for city use. The schedule and cost analysis stated that they would be ready for permits to move the structure next week and thereafter renovation of the house, but meanwhile fundraising continues. The total project cost is estimated to be \$8.4 million, with a cost of \$1.6 million in moving and restoring the White House. They hope to have foundation construction beginning by September 3, 2019. In 2020, they will initiate a full capital campaign and continue collaboration for museum exhibits and programming.

Jim Foucher, Fundraising Chairman, presented an overview of the fundraising plan. He commented that it is wonderful to see collaborative efforts which will enhance fundraising through the region. The top question is location and once the location is set, fundraising will be easier to move forward. It will cost \$600,000 to move the White House, construct the

foundation, and winterize the house. The good news is that an anonymous donor will match all of the funds for the move of the White House, which will create momentum. They would like to combine phases to combine fundraising efforts and would like to have an event in the White House this September. Ms. Gibbs noted that the Museum has a reserve fund in the amount of \$525,000, and with the donor they can comfortably move the house, winterize it, and initialize the capital campaign for the phases. Mr. Roth said that the Museum looks forward to the Council's continued support, and moving forward involves a lease negotiation. City Administrator Troy Tymesen said that they are on a rapid timeline and noted that the City does not control all of the lots and in order to get a building permit there needs to be a lot consolidation completed, and eventually the land will come to the City either through a deed transfer early and/or when the Lake District closes.

Mayor Widmyer clarified that the presentation provided information for review and that there would be no decision made tonight. The next step will be that the ignite Board will provide authority for the City to enter into the lease agreement and complete a lot consolidation. Councilmember Gookin asked about the timeline of moving the project forward. Mr. Roth confirmed that they are comfortable with the timeline. Councilmember Gookin asked about the block design demonstrated in the drawings. Mr. Roth confirmed that they are an architectural placeholder in the design. Councilmember Gookin said that he would be in favor of more parking than the required amount.

Councilmember Edinger asked if the Tubbs Hill Foundation has reviewed the plan and what was their reaction. Mr. Roth said that they have and it was a positive reaction. Chuck Hosack, representing the Tubbs Hill Foundation, said that he lives at the corner where E. Lakeshore Drive, Mountain Avenue, and 10th Street all come together and has lived there for 40 years. He noted that the Foundation is very pleased with the Museum who has gone out of their way to coordinate with them. The project was presented to the Foundation and the advantages of the ground being preserved with public ownership and a community project such as the museum was enough to convince them that they would be willing to give up on their objections with regard to having a building there. The Museum is a wonderful opportunity to dress up and complete a unique downtown area. He commented that there is a gap to connect from the Tubbs Hill 10th Street entrance to the Park via the roadway, as there are no sidewalks. The Museum would provide an opportunity to run a trail through their grounds and that would bring a partnership to the history of Tubbs Hill and the White House.

Councilmember Miller asked what type of events would be held in the event wing. Mr. Roth said that would meeting space, classroom space, and a library reading room for the museum. Additionally, he said that the space could be rented out to community groups. Councilmember McEvers commented that the parking spaces seem to be under-counted. Mr. Roth said that the parking spaces are above and beyond the requirements, based on the 10,000 square foot main floor, which would be ten parking stalls, but he hears the concerns. Councilmember Miller asked if there could be more parking in the front if the trail was rerouted. Mr. Roth explained that part of the trail is the Centennial Trail and part is the Tubbs Hill Trail.

Councilmember Evans asked about the sustainability of the museum at the proposed location and what work has gone into ensuring that the business plan and model will be sustainable with the

larger space and added expenses. Ms. Gibbs said that they have looked at it and there are a number of options to stay open longer during the year as they close now due to lack of heating or cooling in the existing building. With the ability to expand more programming, they will be able to reach more people in the community and have opportunities for additional revenue. The museum has been self-sustaining but have also been able to build their reserve fund with the programs they currently offer. In addition to the reserve that they have available, they also have an endowment of roughly \$215,000. That will continue to grow over the years as well. They have done a five-year business plan model. Ms. Gibbs also said that they believe they would be able to increase their memberships, and noted that they are the largest publisher of regional history books and that has provided a very nice income for them over the last several years and they will continue to manage that as well.

Mayor Widmyer thanked the Launder family for their generous donation and they have been great to work with on moving the White House. He also noted that they would not be at this point without the years of service of Dorothy Dahlgren. They are looking forward to the next step.

PUBLIC COMMENTS:

Debra Mitchell said that she volunteers at the Museum of North Idaho, and feels the importance of the Museum is when there is a rainy day, the visitors come in and ask what else they can do. Having an expanded museum would be great for those visitors. In regard to property boundary disputes, they have been able to find old photographs. She also noted that it is part of Idaho's school curriculum that fourth graders are required to learn about Idaho history and they tour the museum. The idea to have a classroom area would facilitate the 4th grade curriculum.

COUNCIL ANNOUNCEMENTS:

Councilmember Evans said that the Arts Commission has installed a new bronze on Front Street, the Idaho Lumberjack, and a dedication has been scheduled for August 15th, at 11:30 a.m. The Muddy and Millie statues have a new patina coating thanks to the artist, Terry Lee. There will be five new pieces added to the Art Currents collection, which will be installed on Sherman Avenue between 7th and 2nd street in October. The storm drain art has been installed and the Seltice roundabout art pieces have also been installed. The Mayor's Awards in the Arts will be held on October 9th.

Mayor Widmyer requested the appointment of Samantha Tuskan to the Childcare Commission and Richard Colburn to the International Board of Appeals.

MOTION: Motion by Edinger, seconded by McEvers, to appoint of Samantha Tuskan to the Childcare Commission and Richard Colburn to the International Board of Appeals. **Motion carried.**

CONSENT CALENDAR: **Motion** by McEvers, seconded by Edinger, to approve the Consent Calendar, including **Resolution No. 19-030.**

1. Approval of Council Minutes for the July 10 and July 16, 2019 Council Meeting.

2. Approval of Minutes for the July 22, 2019 General Services Committee Meeting.
3. Approval of Bills as Submitted.
4. Setting of General Services and Public Works Committees meetings for Monday, August 12, 2019 at 12:00 noon and 4:00 p.m. respectively.
5. Approval of an Outdoor Seating Permit for the True 1210 Tavern, Owner Katie Newman, located at 1210 Sherman Avenue.
6. Approval of Final Plat for SS-19-04; Elk Point First Addition
7. Approval of a One Day Alcohol Sales and Consumption on Sherman Avenue Right-of-Way for the 5th Annual PARK(ing) It On Sherman Event
8. Approval of Temporary Banners Across Sherman Avenue Right-of-Way for PARK(ing) It On Sherman Event
9. **Resolution No. 19-030** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING: FINAL PLAT APPROVAL, ACCEPTANCE OF IMPROVEMENTS, APPROVAL OF MAINTENANCE/WARRANTY AGREEMENT, AND ACCEPTANCE OF SECURITY FOR VISTA MEADOWS; FINAL PLAT APPROVAL, APPROVAL OF PUBLIC IMPROVEMENTS AND LANDSCAPE IMPROVEMENT AGREEMENTS, AND ACCEPTANCE OF SECURITY FOR BOLIVAR 4TH ADDITION; AND APPROVAL OF AGREEMENT WITH NORTH IDAHO COLLEGE FOR SCHOOL RESOURCE OFFICER.

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

RESOLUTION NO. 19-031

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE BID OF SONRAY ENTERPRISES FOR CONSTRUCTION OF A NEW WATER TRANSMISSION MAIN ON HEDBERG AND BOYD AVENUES, AND APPROVAL OF A CONTINGENCY.

STAFF REPORT: Assistant Water Superintendent Kyle Marine requested Council approval of a contract with Sonray Enterprises for construction of a new water transmission main extending from the Elm Street Booster Station to a connection point at N. 23rd Street. Mr. Marine noted that this is the first phase of a multi-phase transmission line project to increase flows and pressures in the area for the Elm Street Booster. The first phase also includes an option to replace all the services along the route as well. In the long-range planning there will be a second booster station years down the road, and another tank up on the hill. He said that the Elm Street Booster Station currently serves about 640 customers from Stanley Hill to Fernan Hill and everything in-between. The booster station has 3 pumps that are running at a maximum capacity of 1720 gallons per minute (GPM). The connections in that zone have exceeded the established capacity of the booster station and the Stanley Hill storage tank. If there is any significant amount of water usage in the boosted zone, either for fire flow or peak irrigation, the customers at the top of Fernan Hill Road immediately lose water pressure. Mr. Marine noted that the City can no longer guarantee that they can meet peak fire demand at the ends of Fernan Hill Road and

East Harrison Avenue. The 2012 Water Comprehensive Plan Update looked at this deficiency and recommended a phased approach for a new transmission main, a new booster station, and a new storage facility to split the existing zone into two smaller zones, each with their own station and tank. Mr. Marine noted that there are approximately 60 customers in the lower elevation who currently experience high pressure which could then be returned to the General Zone, alleviating some additional load on the existing system. This is expected to allow sufficient time for a phased upgrade approach. Funding for the proposed project is included in the 2018 -19 Fiscal Year budget at \$1 million. Mr. Marine said that it is part of their Water Comprehensive Plan schedule for the first phase of Elm Street boosted zone enhancement. He said that staff is requesting that a ten percent (10%) contingency be approved as well in the event that unknown obstacles are encountered during the project. The approved project total, including the requested \$389,489.00 contract and a ten percent contingency of \$38,949.00, would be \$428,438.00.

DISCUSSION: Councilmember Miller said that people who live up there want to know if this is a preliminary move for expansion of annexation property on top of Fernan Hill Road. Mr. Marine said that it is not necessarily for expansion – it’s just to better serve the area. Ultimately, they would like to split the zones and have a booster station and tank for each zone that will better serve the whole community. Councilmember McEvers asked if all the customers are within the city limits. Mr. Marine noted that approximately 95% are, and there are just a few outside of the city limits.

MOTION: Motion by Gookin, seconded by McEvers to authorize **Resolution No. 19-031**, Approving an Agreement with Sonray Enterprises for Construction of a New Water Transmission Main on Hedberg and Boyd Avenues.

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

RESOLUTION NO. 19-032

A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A MEMORANDUM OF UNDERSTANDING WITH CDA 2030, INC., TO MEMORIALIZE THE UNDERSTANDING OF THE PARTIES AS TO THEIR RESPONSIBILITIES, MONETARY CONTRIBUTIONS, AND USE OF DOCUMENTS PRODUCED BY MIG, INC., WITH RESPECT TO THE PROJECT KNOWN AS “ENVISION COEUR D’ALENE.”

STAFF REPORT: Community Planning Director Hilary Anderson explained that the City and CDA 2030 have worked together to launch the collaborative project known as “Envision Coeur d’Alene.” The collaboration outlines the roles and responsibilities of the parties and also allows both parties to use the work product that is developed through the MIG, Inc. agreement the City previously entered into. The total cost of the contract with MIG is \$215,984. The City’s Planning Department will be spending \$50,000 from the current Fiscal Year budget and is requesting the additional \$165,984 with the Fiscal Year 2019-2020 budget request. CDA 2030 has allocated \$23,000 to complete the vision validation and update of the Implementation Plan. Prior to this Memorandum of Understanding (MOU), the amount of \$10,886.25 had been paid to MDSN Design for project branding and website design, and employment of Jake Garringer as

Program Coordinator. A balance of \$12,113.75 remains to be expended on shared expenses and costs related to the completion of the vision validation and to update the Implementation Plan. Ms. Anderson noted that CDA 2030 would be able to help with community engagement through the development of the public engagement plan. She noted that MIG has begun collecting data and will assist with the public engagement plan development.

DISCUSSION: Councilmember McEvers confirmed that the implementation plan will tell them how to do everything. Ms. Anderson said that the Council has adopted the CDA 2030 Vision and Implementation Plan and that it will be updated and integrated into the Comprehensive Plan. As the Comprehensive Plan efforts are being made it would be done collaboratively with CDA 2030 so there is no confusion. We have 180 action items in the Implementation Plan currently. Will look at those and then will add new ones. It is a living document with the Comprehensive Plan.

Councilmember McEvers asked about the word “economy” being used. Ms. Anderson said it is a component required by the state statutes to look at jobs and economy. MIG has brought in a consultant, Bridge, and they specialize in that and work with communities to figure out what their challenges are. Councilmember Gookin said that it surprised him when he read through the contract regarding the amount of stuff that needed to be included versus the last comprehensive plan, such as the 17 points they have to cover including school facilities, hazardous areas, agriculture, airports, etc. He said that he understands that CDA 2030 wants to update their plan and wants the City to pay for it. Ms. Anderson said that the MOU represents a collaborative effort to align the Vision and Implementation Plan to the Comprehensive Plan and it makes sense to go to the community once, rather than twice. Councilmember Gookin commented that CDA 2030 wants to use the City’s materials, but isn’t their material open to the public anyway? Ms. Anderson said that could they could print them out, but they are looking to have a collaborative effort. Councilmember Gookin asked how they could ensure that the citizen input is from Coeur d’Alene citizens. Ms. Anderson responded that efforts will be made to citizens within the city and within the area of city impact, and people who might be doing business here. Councilmember Gookin said that he believes involving CDA 2030 will make it more complex and wants to ensure that the citizens in Coeur d’Alene give the input, and not people from outside of the city limits. Ms. Anderson said that in the scope of work CDA 2030 won’t be involved in every aspect of the Comprehensive Plan and there will be areas of the plan that will be Coeur d’Alene specific. This MOU just clarifies how each will come to the table and roles and responsibilities.

Councilmember Miller said that she believes that working with CDA 2030 is important to avoid duplicate efforts and asked who would be managing the scope of work with CDA 2030. Ms. Anderson said that MIG is working on the public engagement plan and the City entered into the agreement with MIG; however, it is important to involve CDA 2030 in engagement efforts. Ms. Anderson noted that there will be interactive mapping and live stream meetings included on the website they are developing for the project and noted that Council will be invited to all the public engagement events and they will bring MIG staff to the City for presentations twice, and they can ask for more. Ms. Anderson noted that completion of the Comprehensive Plan will be December 2020. Councilmember Miller asked if the community advisory committee will be the same group throughout the entire process, and Ms. Anderson confirmed that it would. Ms.

Anderson said that the application form will be available on the project website and anyone in the community can apply to be on a focus group or CAC. They will be making sure that there is representation on each of the six focus groups from CDA 2030 and from that the CAC will be formed. MIG will be helping them to review the applications to make sure that they do have the right representation and will make sure that it is not the same people that are always involved.

MOTION: Motion by Evans, seconded by Miller to authorize **Resolution No. 19-032**, Approving a Memorandum of Agreement with CDA 2030 for collaboration of information regarding Envision Coeur d'Alene.

DISCUSSION: Councilmember Gookin said that he is opposed to the agreement and CDA 2030 is not a public non-profit and is not held to open meeting standards. Councilmember McEvers said that he remembers when the Comprehensive Plan was done internally. It is hard for him to think about spending \$265,000 on a Comprehensive Plan, but he will support it and look at future efforts later. Councilmember Miller said that she believes the Council will all be watching it very closely and it is not an unreasonable amount of money for what is being asked by the Idaho Code to accomplish. She believes the city has invested in CDA 2030 and should utilize that resource.

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

LEGISLATIVE PUBLIC HEARING: V-19-02 - VACATION OF A PORTION OF HANLEY AVENUE RIGHT-OF-WAY ADJOINING THE NORTH BOUNDARY OF LOTS 1 - 4, BLOCK 1, HERN INDUSTRIAL PARK AND TAX NUMBER 21582 IN THE CITY OF COEUR D'ALENE

STAFF REPORT: Engineering Project Manager Dennis Grant explained that the applicant, Chris M. Clark, Tri-State Consulting Engineers, Inc., is requesting the vacation of right-of-way along the South side of Hanley Avenue, between Carrington Lane and Atlas Road. The requested right-of-way was originally dedicated to the City of Coeur d'Alene in the Hawks Nest plat in 2006. The vacation of the requested right-of-way would not have any financial impact on the City and would add approximately 1.021 Acres (44,465 Square Feet) to the County tax roll. Although a minor amount, it would be a benefit to the municipality as tax revenue, and to the land owner whose lot adjoins the strip of usable property. The purpose of the request is to vacate the existing right-of-way between the north line of section 33 and the existing fence line north of it. The reason for the requested vacation is to formalize the property boundary as it was agreed upon and established by the City of Coeur d'Alene and John Hern, with the exception of the area necessary for the city's proposed pathway. All utilities are existing and in place, and there is no foreseeable use for the additional right-of-way. Therefore, the vacation of that portion of right-of-way adjoining the parcel would not impact the City and would be a benefit to the property owner. The Development Review Team was informed about the vacation and did not have any concerns. Notices were sent to 51 households and Mr. Grant said that he received 5 responses with 1 in support, 1 against and three neutral.

DISCUSSION: Councilmember Gookin asked if there was a reason provided for the one person who opposed. Mr. Grant said that they did not put a name or reason on the response.

PUBLIC COMMENT: Mayor Widmyer opened public comment and, with none being heard, public comment was closed.

**COUNCIL BILL NO. 19-1008
ORDINANCE NO. 3635**

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, STATE OF IDAHO, VACATING A PORTION OF THE HANLEY AVENUE RIGHT-OF-WAY, GENERALLY DESCRIBED AS A PARCEL OF LAND ADJOINING THE NORTH BOUNDARY OF LOTS 1 - 4, BLOCK 1 OF THE HERN INDUSTRIAL PARK AND TAX NUMBER 21582 IN THE CITY OF COEUR D'ALENE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, 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.

MOTION: Motion by Gookin, seconded by McEvers, to dispense with the rule and read **Council Bill No. 19-1008** once by title only.

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

MOTION: Motion by Gookin, seconded by McEvers, to adopt **Council Bill 19-1008**.

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

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

The meeting adjourned at 7:50 p.m.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk