

MINUTES OF A CONTINUED MEETING OF THE
COEUR D'ALENE CITY COUNCIL
HELD IN THE LIBRARY COMMUNITY ROOM
ON JUNE 22, 2020 AT 12:00 NOON

The City Council of the City of Coeur d'Alene met in continued session in the Library Community Room held at 12:00 NOON on June 22, 2020, there being present upon roll call a quorum.

Steve Widmyer, Mayor

Woody McEvers) Members of Council Present
Dan Gookin)
Dan English)
Kiki Miller)
Amy Evans)
Christie Wood)

STAFF PRESENT: Troy Tymesen, City Administrator; Renata McLeod, Municipal Services Director/City Clerk; Vonnie Jensen, Comptroller; Amy Ferguson, Executive Assistant; Bill Greenwood, Parks & Recreation Director; Hilary Anderson, Community Planning Director; Chris Bosley, City Engineer; Tim Martin, Street & Engineering Director

GUESTS: Phil Boyd, Welch Comer Engineers; Tony Berns, Executive Director, ignite cda; Terry Cooper, President, CDA Downtown Association

CALL TO ORDER: Mayor Widmyer called the meeting to order and noted that the purpose of the meeting was to discuss council priorities for ignite for the Lake District over the next couple of years.

Councilmember Gookin asked for an update on the Independence Point situation. Mr. Tymesen responded that public safety will occupy a portion of the Independence Point parking lot similar to the footprint a year ago. There will be no amusement rides in the parking lot. The remainder of the lot will be open to the public for parking.

Councilmember Gookin asked if there was any change in the Police Department (PD) approach as opposed to last year in regard to increased enforcement or increased presence. Mr. Tymesen said that he doesn't anticipate a decreased presence and that enforcement will be similar. The PD will be reminding citizens regarding no alcohol in the parks.

Councilmember Wood asked what kind of direction the PD was being given, and by whose direction. Mayor Widmyer said that the direction is that the Police Chief and Fire Department (FD) are putting together the safety plan. He noted that the plan he received still had information regarding fireworks and Chamber parking so those things are going to be edited out, but he assumes that it will be a very similar plan to what they had last year, although there won't be traffic considerations because of there being no fireworks. Councilmember Wood asked if there

had been any sort of directive that they will have less people and less enforcement. Mayor Widmyer said that there is no directive, and the PD and FD have been given the directive to develop the plan that is the best for public safety, like they always have.

Councilmember Gookin said that there are always rumors and it is always good to clear them up. One of the things he heard was regarding alcohol enforcement, and one of the concerns of the PD he has been told in the past is that people come to the park and drink and the PD go around and enforce it the best they can. Councilmember Gookin said that he would love to see the Council revisit the use of alcohol in the park, or maybe discuss allowing it again. Mayor Widmyer said that when they have had discussions in the past, the PD has expressed concerns about it. Mr. Tymesen confirmed that was correct. He also confirmed that they have not asked the PD to scale back their personnel whatsoever.

Mayor Widmyer said that as long as he has been here, they have always relied on the public safety experts and followed their plan. Councilmember English said that he thinks it is giving way too much air time to rumors. Councilmember Wood said that, considering what happened last year, they should be concerned about what presence they have this year.

COUNCIL DISCUSSION REGARDING IGNITE CDA LAKE DISTRICT TWO-YEAR PRIORITIES:

Mr. Tymesen said that they have been asked by the ignite cda Board to reclarify the direction that the City would like to have projects move as the Lake District looks toward closure. The district currently has two more fiscal years of income in 2021 and 2022. The goal is to provide a list of items rated as high, medium and low.

At the end the goal is to provide to ignite those items that are rated high, medium and low. Mr. Tymesen said that he did not know exactly how many dollars are going to be in ignite's budget in that they are a standalone organization with a board of directors. The goal is to share with ignite council's top five items.

Mr. Tymesen reviewed each of the proposed priorities and estimated cost:

4 Corners Project: Memorial Park, Skate Park Phase 2: \$200,000

Atlas Waterfront: West Log Boom: \$100,000

Atlas Waterfront: East Log Boom: (included in FY 2020 budget from savings in the Atlas Waterfront project) \$40,000

Atlas Waterfront: East Vendor Docks and East Day Use Docks: \$300,000. Mr. Tymesen explained that the idea behind the docks was commercial rental space for boats and/or jet skis.

Atlas Waterfront: City Land Purchase Investment Reimbursement: Mr. Tymesen said that the City just signed an agreement that the City would be receiving the reimbursement as ignite has cash flow. He noted that he assumed that Council would want to make it the highest priority.

Mr. Berns said that the City transferred to ignite Area 13 and a little of Area 12. No revenues from the Atlas project will be paying the City back – it will be revenues from the Lake District.

4 Corners Project: LaCrosse/BLM Parks: Site Remediation and Dry Land Grass: \$300,000

4 Corners Project: LaCrosse/BLM Park: Parking Lot: \$500,000

4 Corners Project: LaCrosse-Lakewood Roadway Connection: \$1.8 Million

Midtown Intersections: Boise & Foster: \$69,000. Mr. Martin confirmed that the cost for the Foster intersection redo would include mitigation to bulb-outs.

Downtown Improvements: Lakeside Avenue: 1st – 6th Street: Mr. Bosley said that the Lakeside Avenue project would be looking at damaged sidewalk and ADA inaccessible areas on Lakeside. One of the big costs is the decorative lights which were set too close to the curb line as compared to Sherman Avenue. He noted that cars are quite frequently backing into them as they are trying to get into a parking space, and the globes fall off and break. Councilmember McEvers asked if the Downtown Association takes care of the cost of the globes. Mr. Bosley said that the Streets & Engineering Department takes care of it. The cost would be \$110,500 (lights and sidewalk)

The Coeur d'Alene Avenue from 2nd to 5th project will provide street lights, curb extensions, and neighborhood beautification. The cost would be \$1.15 Million.

Mr. Martin said that, in regard to Coeur d'Alene Avenue, some of the thought was when they built the parking garage, they had an opportunity to dress up the other side of the street. They were asked to put something together that they could create for a contractor to be able to come in and widen the sidewalks and put in trees and benches, etc.

Mr. Tymesen said that the project list was created primarily a year ago and they would be open to other potential projects.

Mayor Widmyer asked about the fill material and if it was something that would be paid back through the Lake District. Mr. Berns said that it looks like it would be a 50/50 split between the River and Atlas Districts.

Councilmember English asked what the total was that they have to work with. Mr. Tymesen said that the goal was to provide ignite with a ranking of priorities. Councilmember Gookin said that it would be helpful to have ignite's revenue projection and debt load. Mr. Tymesen said that revenue is about \$5 Million per year, but the purpose of the workshop today was to get input from Council on projects that are important to them. Mr. Berns said that they are anticipating another \$5 Million for the next two fiscal years, but it could go down. The plan of action is to put a budget together by early July, with the draft budget going to ignite at their July meeting and a formal budget approved by August, with a budget to the City by September 1.

Councilmember Gookin asked about debt obligations. Mr. Berns said that they have two bank loans. The original expires in 2021 at about \$1.2 Million, and the second expires 2022 at about \$5.7 Million.

Councilmember Wood asked Mr. Berns to highlight what the Lake District has accomplished. Mr. Berns mentioned McEuen Park, the Library, Midtown, the Education Corridor, Kroc Center, Riverstone, various projects downtown, Parkside, McEuen Terrace, the joint use building on the education campus, the Parking Garage, Memorial Park, 4-Corners, the Memorial Grandstand, properties for the White house, and Union Pacific acquisition. Councilmember Wood commented that the list really shows what good planning can accomplish.

Councilmember Wood asked about the ability to close early because of the debt load. Mr. Berns responded that the district has to go the full term to pay off the debt, but they have some opportunities to create some wonderful elements for the community.

Councilmember Gookin said that one of the purposes of tax increment financing is that what you are going to spend money on generates tax income. He commented that the majority of the projects mentioned do not pay property taxes and believes it is a misuse of tax increment financing, which has been one of his “bones of contention.” He said that he would favor closing the districts early and that it would be a shot in the arm to the City because then the money would come to the City where they could buy some capital items and catch up on some spending they have that are more needs than wants.

Mayor Widmyer said that the Lacrosse-Lakewood Roadway connection does create tax increment in the short term, and in the long-term it creates property taxes. The connection into Riverstone is going to develop property, and the project would take up a majority of the funds that will be generated over the next couple of years.

Councilmember Wood said that she thinks that Councilmember Gookin has a valid point that they should discuss about closing early. She was interested until she heard the debt load.

Councilmember Miller asked what has already been invested on the projects in regard to studies and engineering. Mr. Tymesen said that over a year ago Council gave direction for the Lacrosse-Lakewood connection and working on a land transfer. Engineering costs have been pretty much in house, and time spent has been pretty significant.

Councilmember Miller suggested another project for consideration: Converting the museum property into a police substation and any potential infrastructure that would need to be done. She noted that it is somewhat of a blighted district, and commented that the PD is interested in having a larger presence at that geographical location.

Councilmember Miller suggested another project for consideration: The Tubbs Hill Water Trail, which would cost under \$100,000. She noted that the City has already improved the fire boat house, and there could be a way to store some of the buoy system that she proposed before, and that trail could be done in phases. She commented that it would be a huge boon to what is going

on with the safety issues down at the Third Street boat launch, paddle boards, nonmotorized vehicles, etc.

Councilmember English said that a lot of the projects that were done are not on the tax rolls and won't generate future income; however, the property prices have definitely gone up and will contribute over the long haul, which is the whole purpose of urban renewal. One example is the tiny strip of houses that were some pretty tough rentals that ignite bought and then took down and put in infrastructure, and now it has generated a ton of funds that will generate year after year.

Councilmember McEvers remarked that the City came up short on the budget to do the police substation in the parking garage and wondered if the museum substation would fulfill the same need. He also asked about the railroad right-of-way repurchase. Mr. Berns said that he did an analysis and in the Lake District only the purchase investment is \$1,450,627.

Mr. Tymesen reminded the Council that they won't be able to utilize all of the anticipated \$10 Million in ignite income because ignite has debt service and ongoing obligations. Mayor Widmyer said that the amount would probably be somewhere between \$1.5 Million and \$3 Million. Mr. Berns said that he didn't want to give Council numbers that are going to change, and it is the ignite Board's responsibility to make the calls given Council's priorities.

Councilmember Miller said that the reimbursement agreements are a done deal, so why would Council rank them? Mr. Berns said that the property transferred to the Lake District is only Area 13. The only thing they will have available to pay back to the City is from the sale of Area 13, and other revenues that the Board could choose to put toward that reimbursement.

Councilmember Wood said that she thought that pro forma that was put together by ignite, the City Attorney's office, and the Mayor was good. It is not iron-clad, but they have a schedule where the City will be paid back, but Lacrosse is a priority.

Councilmember Gookin added another proposed project. He noted that in McEuen Park, on the west side, there is a large amount of concrete that doesn't get used and suggested putting in some solar sails to add shade to create a gathering space. He noted that it is within the downtown district and would cost about \$100,000 to complete the project.

Mayor Widmyer reviewed the priority project list and asked council to rank the items as low, medium or high.

Mr. Boyd reviewed the various Atlas projects and provided additional detail and explanation to the Council. He commented that the vendor docks and day use docks were originally conceived to be an amphitheater, but if a "T" was added to the docks, you could have a performance out there, which would be an anticipated \$40-50,000 in annual revenue.

Councilmember Evans asked if the East vendor docks would relieve some of the pressure on Independence Point. Mr. Greenwood answered hopefully, but if they pull out a big player, there is room for others, and it may open up more competition.

Mayor Widmyer said that the reimbursement from the Lake District is a priority. Mr. Berns said that there is no mandatory agreement that the ignite Board has to reimbursement the City for the acquisition costs of the Atlas Mill site and the railroad, and that is why it is in the conversation today. The Boards assumes that it is a high priority for the Council. He further commented that they have been coached by legal counsel that they have to identify everything they want to do in Fiscal Year 2021 so they can use the dollars and bring closure to the district in Fiscal Year 2022.

The Council agreed that reimbursement is a high priority item. The mayor then canvassed the council for their rankings on the projects.

Atlas Waterfront Project: East Vendor Docks and East Day Use Docks: MEDIUM Priority

City Land Purchase Reimbursement, Railroad ROW Reimbursement: HIGH Priority

LaCrosse-Lakewood Roadway Connection: HIGH Priority

McEuen Shade Project: HIGH PRIORITY

Tubbs Hill Water Trail: MEDIUM Priority

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

The meeting adjourned at 1:20 p.m.

Steve Widmyer, Mayor

ATTEST:

Amy C. Ferguson
Executive Assistant/Deputy City Clerk