

MINUTES OF A CONTINUED MEETING
OF THE COEUR D'ALENE CITY COUNCIL
HELD ON MARCH 14, 2013 AT 6:00 P.M.
IN THE LIBRARY COMMUNITY ROOM

The Mayor and Council met in a continued session at the Library Community Room on March 14, 2013 at 6:00 p.m., there being present upon roll call a quorum of the Council.

Sandi Bloem, Mayor

Deanna Goodlander)	Members of Council Present
Woody McEvers)	
Mike Kennedy)	
Dan Gookin)	
Steve Adams)	
Ron Edinger)	Members of Council Absent

Joe Dunlap, President)	North Idaho College Representatives
Trustee Wood)	
Trustee Meyer)	
Trustee Nilson)	
Trustee Howard)	
Trustee Banducci)	

Wendy Gabriel)	Members of City Staff Present
Renata McLeod)	
Troy Tymesen)	
Mike Gridley)	
Gordon Dobler)	

Mayor Bloem opened the meeting and stated that the agenda included six items.

DIKE/LEVEE UPDATE – City Engineer Gordon Dobler provided an update regarding the Dike/Levee, which includes the area surrounding Rosenberry Drive, the Wastewater Treatment Plant, and Harbor Center. This certification is required by FEMA, and is a renewed effort due to issues that arose during hurricane Katrina. The certification to FEMA clarifies that the levee is sound and is capable of withholding the 100-year flood. He stated that the certification would be a three-phase process: an assessment phase, evaluation phase and a design and construction phase. The current phase is assessment and the City has approved a contract with Ruen-Yeager Engineers to begin that process. The second phase will be a large phase of evaluating the assessment and is expected to start this summer. It is estimated that North Idaho College's (NIC) share of phase one and two would be \$125,000. Mr. Dobler estimated that additional costs would come forward in phase three, as that phase includes repair and recommendation implementation.

Trustee Howard asked Mr. Dobler to clarify what the Army Corps of Engineers (Corps) position is regarding the trees. Mr. Dobler stated that the Corps has previously stated that the existing vegetation did not meet any of the current standards, which is still their position; however, there are cases where they have made exceptions. One example is Milton Freewater, Oregon, who had the same contractors the City recently hired. Mr. Dobler stated that there will be some current work at the seawall, but it would not preclude travel on Rosenberry Drive and he intends to do work before or after the summer rush. Trustee Howard asked for clarification regarding the fundamentals of this process. Mr. Dobler clarified that the Corps does not do the actual certification, the role of certification goes to FEMA; however, FEMA looks to the Corps for approval. Mayor Bloem asked for clarification regarding the 2013 license due date and the project timeline. Mr. Dobler stated that the certification process has started and the City will go into a provisional level certification, which is allowable and there should not be any problems with the timeline. Trustee Wood asked for clarification as to when the City would need the funds from NIC. Mr. Dobler clarified that it would be this fiscal year and an agreement will be brought to NIC within a month. He further explained that the costs were based on property ownership/value within the zone. Councilman McEvers stated that he remembers when this issue first came before the City and NIC supported the efforts to save the trees and hopes that the Board is still in support. Councilman Adams asked if Gordon could estimate the number of trees that could be saved. Mr. Dobler stated that he would provide a rough estimate of 50%. Trustee Howard stated that this discussion was very informative and hoped that the City, via Mr. Dobler, would provide occasional reports to the Trustees. Mr. Dobler stated he would be willing to provide updates.

BEACH ANNEXATION – City Attorney, Mike Gridley stated that his department has been researching the annexation request that came forward approximately a year ago. He explained that in the annexation process an annexation agreement must be entered into before the Ordinance is finalized to complete the annexation. The NIC annexation agreement has not proceeded, so the annexation is pending. He provided several reasons annexation makes sense, such as the elimination of pockets of County land within the City limits, ordinance authority, one regulatory agency is preferable over two, and police response. Mr. Gridley stated his purpose for this discussion is to seek direction from NIC whether or not they are still interested in completing the annexation. Mr. Gridley provided a map demonstrating the boundaries of the beach area requested for annexation. Trustee Nilson asked what are the possible reasons for not annexing and if there was an immediate need for annexation. Mr. Gridley stated that one opinion for not annexing might be that things are working fine so why change it. He further clarified that the annexation was at the request of NIC, so the City was just checking in to see if there was a desire to continue with the process. Trustee Banducci recalled that the request for annexation came forward after NIC pursued fixing the beach hut and found it would be easier to work with one regulatory entity. Councilman Adams recalled that the County was not going to approve the permit, so NIC wanted to get the permit through the City. Trustee Howard stated that the Board recently held a meeting with staff to discuss the annexation. They recently had three examples of projects that required County approval. While the County has regulations for less developed areas, the City regulations are designed for a more compactly populated area, and the City regulations are more applicable to this property. He felt that NIC should come back to the City to finalize the agreement. Mr. Gridley clarified that annexation does not mean ownership, and that the annexation would mean that the property would be within the City limits. Mayor Bloem

asked if annexation time has lapsed. Mr. Gridley clarified that it is suggested to complete the agreement within 6 months, but it is not a hard and fast rule. Mayor Bloem clarified that when NIC is ready they can contact the City to move the agreement forward.

BLM/RR PROPERTY – Mr. Gridley stated that the annexation of the BLM property is going to the Planning Commission for review. BLM has agreed to the annexation request. He explained that the property is currently in the County. Specifically, the property abuts Northwest Boulevard from north of the blue storage building property (at Lincoln Way) to Highway 95. The property from the blue storage building south turns into the City limits. President Dunlap asked if Mr. Gridley could mention the Federal Act related to this property and the restrictions that are included. Mr. Gridley explained that the City has filed a Lease Application with the BLM for use of the property. The Federal Act is a Recreational Use Act, and the lease would allow the community control. The next step is master planning, which will need to be submitted to BLM as part of the application. Mr. Gridley stated that the restrictions would require that the property only be used for public civic uses such as recreation and education.

Trustee Meyer asked for clarification as to who would receive the land when the BLM parts with it. Mr. Gridley stated that the City would lease it and include NIC in the lease agreement so they would have use in the Educational Corridor. Mayor Bloem asked if the property could be used for buildings. Mr. Gridley clarified that it could be used for civic use type buildings, and that it would be challenging for a three-story dorm/retail type building. Trustee Howard clarified that they were interested in a mixed used building and that he understood another route for acquiring property would be a direct gift from Congress that would not have the restrictions. Mr. Gridley stated that the master planning would be for short term uses and that the best avenue in the long term would be to seek a Congressional gift without any strings. Councilman Kennedy felt it would be a stronger case for the Congressional gift for several entities to jointly make the request. Mr. Gridley clarified that the only City use identified is a trail, so the property would be held for the use of NIC. Trustee Wood asked if there was a drawing available as to the location of the trail. Mr. Gridley stated that the trail would be a connector trail, off Northwest Boulevard, beyond that - no specifics have been planned. The next step is to start a master planning process for the property located at the four corners north to Highway 95. The Parks and Recreation Department would like to host a stakeholder meeting to discuss the process moving forward. Trustee Howard clarified that ownership of the BLM land will go to the City unless it is gifted by Congress, and since the lease application describes that the property would be used by NIC; NIC would have use of the land but not ownership. Additionally, the land would have the same restrictions under the Recreation Use Act. The gift from Congress would allow ownership options without use restrictions. Councilman McEvers concurred that if NIC wants long-term use of land from Hubbard and River, then it is worth seeking the Congressional gift. Trustee Banducci asked if Mayor Bloem and President Dunlap would authorize staff to work toward the request of the Congressional gift, as it would be nice to have unrestricted use of the grounds. Mayor Bloem and President Dunlap concurred with the request. President Dunlap stated that Mark Browning would be the stakeholder contact person for this item and levee issues.

ACTIVITY/EVENT CENTER – Mayor Bloem stated that Mr. Stone has met with the Trustees and the City regarding a proposal of an event center. Trustee Howard stated that the College adopted a Resolution approving the concept of an event center with a few parameters, such as no

funds being available from the College. He noted that the gym is old and cannot accommodate large crowds. The proposed event center would be able to house large community events and would be an exciting venture. He stated that they would need to look for assistance from LCDC and private fund raising. Additionally, they are currently engaged in an attempt to build up professional technical facilities; however, they do not want to miss the opportunity for an event center, therefore the College has appointed a review committee to study the options. President Dunlap stated the committee would gather decision-making data for the Board and determine the level of support within the community and its capacity to raise funds. Councilman Gookin stated that he likes the idea of an event center. He has seen the proposal for the center and is concerned that it is too small. He believes that there should be a countywide recreational district created, so that the College could focus on education. President Dunlap stated that NIC does have an educational relationship to it, specifically their recreational teams would use such a facility, and another huge need is the graduation ceremony. Trustee Banducci stated that NIC would need scheduling priority and that it was a major issue for the College. Councilman Gookin stated that he believes it should be a civic project and that it would not make money, so a way to find out if the community is willing to support the project would be through a bond. Additionally, he is uncomfortable with the LCDC funding option.

President Dunlap clarified that there were a few location options; however, if LCDC funding were sought it would need to be located within the River District. Trustee Meyer clarified that the event center would also benefit the physical educational programs, so they would need to balance its proximity to NIC for students and parking, and consider the sequence of who uses it and when. Trustee Howard felt that the study would provide many answers, such as funding and size to meet the needs of NIC and the community. Councilman Adams clarified that the proposal was a 5,000-seat facility at an approximate cost of \$12 to \$15 million. Councilman Goodlander asked when the NIC Committee's study would be done. President Dunlap stated that they had not imposed a timeline, but hoped to have a progress report in a month or two. Trustee Nilson stated that this is the type of discussion that needs to occur, and that involving the community brings all the groups together, and that if value can be demonstrated the community would keep giving. Trustee Wood felt that the project meets the goals and mission of LCDC and that it would not be inappropriate to include LCDC. Councilman Gookin stated that LCDC is a pot of money the City can go to without the consent of the voters, which he is opposed to, and further believes they could go to the voters for this proposal. Trustee Wood stated that she believes the committee should hear all funding options. Trustee Nilson stated that he believes the committee could not rely on one funding source, and that the project would need to have a private sector majority partner. Councilman Gookin clarified that he likes the idea of having a facility located in Coeur d'Alene.

MONUMENT SIGN- Trustee Meyer stated that there are many connections coming into the sign location and that the footing forms were being placed at Hubbard Avenue this morning. She mentioned that the College would like to utilize wastewater grey water for irrigation and hoped to be included in information regarding recent tree removals. Councilman McEvers clarified that the area where the trees were removed is the location of the next test site that will be built within the next year. Trustee Meyer stated she was concerned about safe crossing at Hubbard Avenue. Mr. Gridley stated that the trail connection would be removed and that the trail along the river will stay in place. Part of the master planning and conversation about the

placement of the sign had to do with where a future trail will be placed. Mr. Tymesen stated that the DEQ permit is very restrictive regarding spraying the grey water, as it cannot come in contact with an impervious surface. Unfortunately, the City is not even using the effluent because of the restriction of the permit.

Mr. Gridley stated that the City is reviewing the application for the permit for the monument sign. Trustee Howard clarified that the land is not within the City; however, the County was more restrictive than the City. The County agreed that if the City had an easement at that location the College could request the permit through the City. Mayor Bloem stated she provide the Education Corridor Guiding Principles document as a reminder and for the benefit of the Trustees who had not received the document previously. Mayor Bloem stated that another reason for providing the document was that the other entities involved in the corridor are concerned about the sign, as they wanted equal lettering on the sign, and have some reservation about the way the sign is proposed, with NIC being placed largest on the sign. She further stated that the Educational Corridor is such a special place due to its incredible partnerships. She hopes that the parties will come together and review the guiding principles. Councilman Goodlander stated that the City needs to recognize that NIC has purchased the ground and a substantial investment by the taxpayers from LCDC has occurred. She reminded the group that one of the original concerns was entities being caught up in land ownership issues. Additionally, the Mayor's Institute of Design had come to the community and called it a remarkable place because a true partnership had occurred with the cooperation between the educational institutions. In the long run, everyone will win if there is a continued demonstration of that partnership. Mayor Bloem stated that it would be good to have the three institutions on the Mayor's cable show, LCSC, University of Idaho, and NIC, to demonstrate to the community what the schools are accomplishing together.

CDA 2020 VISIONING – Mr. Gridley stated that the original CDA 2020 project set goals for the year 2020. The visioning theory is that great cities plan for the future and not just react to it. With that theory in mind, it is time to check in with the community and see what their priorities are for the year 2030. A project, such as an event center, is an example of what could come out of the visioning process. It is intended to bring the community together to discuss ideas/goals and prioritize them so leaders have areas of focus that are important to the community. The next step is to find an organization to lead the project, he hopes for an update later this month.

Councilman McEvers stated that he appreciated that the Board airs their meetings on Channel 19 and hopes that they continue. He thanked President Dunlap for his show, which is also aired on Channel 19. He reminded the Board that the campus has the ability to tap into the channel in order to do live broadcasts. Trustee Banducci stated that they are exploring options and may need another piece of equipment in the near future. Trustee Nilson stated that the televising of the meeting provides a connection to the community and provides a great education opportunity for the taxpayers. Councilman Kennedy stated that he appreciated the joint meeting and felt it would be good practice to continue. Trustee Howard stated that the meeting was productive and assisted with the Board's goal to reach out to the community and would like to have joint meetings annually.

ADJOURNED: Motion by Goodlander, seconded by Kennedy that, there being no further business before the Council, the meeting be adjourned. Motion carried.

The meeting adjourned at 7:50 p.m.

Sandi Bloem, Mayor

ATTEST:

Renata McLeod, City Clerk