

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

May 5, 2026

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 on May 5, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

Amy Evans	) Members of Council Present
Christie Wood	)
Dan English	)
Kenny Gabriel	)
Dan Sheckler	)
Kiki Miller	)

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

INVOCATION: Charles Rieben of Church of Jesus Christ of Latter-day Saints provided the invocation.

PLEDGE OF ALLEGIANCE: Councilmember English led the pledge of allegiance.

PRESERVATION MONTH: Mayor Gookin read the Proclamation declaring the month of May 2026 as Preservation Month. Community Planning Director Hilary Patterson and Historic Preservation Commission (Commission) Chair Walter Burns accepted the Proclamation.

Mr. Burns shared plans for celebrating Preservation Month, including a May 22 public reception at the Museum of North Idaho where the Annual Heart of History Award will be presented to Roosevelt School. Additional outreach will include participation in the CDA Regional Chamber's America 250 event on May 14, informational displays at City Hall and the Chamber's Visitor Center and hosting a statewide Historic Preservation Commission camp training on May 22, followed by city tours and the evening reception. Looking ahead, the Commission will co-host the July 3 celebration marking both the 250th anniversary of the Declaration of Independence and the 100th anniversary of the Kootenai County Courthouse, featuring the opening of a 100-year-old time capsule, placement of a new one, remarks from Mayor Gookin and community leaders, music, family activities, and an ice cream social. Ongoing efforts also include completing a downtown historic survey, launching a historic sign pilot program recognizing historic buildings downtown, and exploring the creation of a local historic roster and local historic districts to better tell Coeur d'Alene's story.

TUBBS HILL FOUNDATION UPDATE: David Taylor, Tubbs Hill Foundation Past President, along with David Yadon, Tubbs Hill Foundation Trails Coordinator, presented highlights from

the organization's annual report, emphasizing its long-standing partnership with the City of Coeur d'Alene, particularly the Parks Department, and thanking City staff and Councilmember Wood for their collaboration. Now marking its 40th anniversary, the Tubbs Hill Foundation (Foundation) continues its mission to advocate for Tubbs Hill, advise City administration, coordinate volunteers, fundraising efforts, education, and community relations. With trail counters showing hundreds of thousands of visitors annually, the Foundation noted increasing impacts on the park, including issues with bicycles, off-leash dogs, dog waste, and litter, while also praising community members who regularly help keep the area clean. Major accomplishments included supporting a fuel mitigation project covering 58.5 acres, tree planting, and extensive educational outreach with schools, the library, and community events. The Foundation also organized multiple cleanups throughout the year and continues to rely heavily on local volunteers for litter removal, dog waste cleanup, and trail maintenance in response to heavy park use.

Mr. Yadon talked about the Foundation's volunteer efforts. He explained that about seven years ago, the Tubbs Hill Foundation renewed its focus on trail conditions and sustainability after recognizing increased use and deterioration, leading to a coordinated volunteer-based trail improvement program with the City. Since 2020, more than 500 volunteers have contributed 2,841 hours of trail work, valued at \$78,415, rerouting and stabilizing trails to make them more sustainable amid heavy visitations. Mr. Yadon praised the wide age range of dedicated volunteers, highlighted visible improvements across the hill, and invited the public to participate in upcoming volunteer work events.

Councilmember Wood expressed appreciation for the Tubbs Hill Foundation and its board, emphasizing how fortunate the community is to have benefited from their decades of dedicated service to preserving Tubbs Hill. She praised the board members for their daily, ongoing work on behalf of the City, noting that their commitment spans not just years but generations. Mayor Gookin thanked the board for their dedication, noting how fortunate the community is to have Tubbs Hill and the lake, and expressed appreciation for their stewardship.

PUBLIC COMMENTS:

Max El-Kacemi, Coeur d'Alene, raised concerns about a building permit application process, citing inconsistent communication and repeated delays by City staff. He alleged that approvals were conditioned on resolving neighbor concerns and cited disagreement over survey requirements. He maintained that he followed all required procedures but incurred significant costs and continues to experience repeated setbacks.

ANNOUNCEMENTS:

Councilmember Wood acknowledged the 11th anniversary of the May 5 line-of-duty death of Coeur d'Alene Police Sergeant Greg Moore, noting the lasting impact on the Police Department and the shared grief now being experienced by the Fire Department. She shared attending memorial events this morning, including a wreath-laying at the cemetery and a ceremony at McEuen Park. She thanked the Police Honor Guards for annually honoring Sergeant Moore and

emphasized the importance of remembering his sacrifice, stating that the community will never forget him.

CONSENT CALENDAR:

1. Approval of Council Minutes for the April 21, April 27, and April 29, 2026, Council Meetings.
2. Approval of Bills as Submitted.
3. Setting of May 11, 2025 General Services Committee Meeting
4. Acceptance of Street Tree Easement from Cal Cars; 1818 N. 4th Street
5. Approval of SS-26-01c - Pinewood Condominiums: Final Plat
6. Approval of SS-25-15c - Interlake Condominiums Project Amendment No. 2: Final Plat
7. Approval of SS-25-13c - Vista Meadows Condominiums 1st Addition: Final Plat

MOTION: Motion by Evans, seconded by Miller, to approve the Consent Calendar as presented.

ROLL CALL: English Aye; Wood Aye; Evans Aye; Miller Aye; Gabriel Aye; Sheckler Aye.
Motion carried.

RESOLUTION NO. 26-033

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE TRANSFER OF A FIVE-YEAR RENEWABLE LEASE AGREEMENT FROM JASON EVANS d/b/a CANCOURSE, LLC, TO INLAND NORTHWEST LAND CONSERVANCY, WHOSE ADDRESS IS 35 WEST MAIN AVENUE #210, SPOKANE VALLEY, WA 99201.

STAFF REPORT: Interim Parks and Recreation Director Adam Rouse, in his staff report, noted that Jason Evans purchased the 135-acre Cancourse property near Canfield Mountain with the goal of opening it to the public for hiking and mountain biking, but County permitting requirements would have made him solely responsible for enforcement, creating practical challenges. He instead partnered with the City, forming Cancourse, LLC, and entered into a lease agreement under which the property functions as a City-managed natural park overseen by Parks & Recreation and has been well received by the public. Cancourse, LLC, now seeks to transfer ownership to the Inland Northwest Land Conservancy, which plans to conserve the land through the Forest Legacy Program; the City's written consent is required, and all existing lease terms would remain in effect. The City's only financial impact would be existing staff time for litter and trail maintenance, while continued management of the property advances the Parks and Recreation Master Plan by expanding much-needed recreational access, relieving pressure on other natural areas, and permanently establishing a recreation corridor into the national forest. The recommended action is for City Council to consent to the transfer of the lease agreement to the Inland Northwest Land Conservancy.

Shane O'Shea, City Trails Coordinator, stated that the Parks Department fully supports a proposed land sale involving Cancourse, LLC, and the Inland Northwest Land Conservancy. The City currently owns approximately 23 acres near East Mountain Vista access, and the acquisition of an additional 134 adjacent acres by the conservancy would align with the City's goals for

forest health, recreation, and long-term land preservation. The land would be protected through a conservation easement and provide expanded public access to natural open space.

DISCUSSION: Councilmember Wood commented that she had previously shared the same sentiment at the Parks and Recreation Commission meeting and stated that Jason Evans is an incredible individual and a tremendous gift to the community, noting the value of his contributions and positive impact.

MOTION: Motion by Evans, seconded by Miller, to approve **Resolution No. 26-033** – Approving the transfer of the Lease Agreement from Cancourse, LLC, to Inland Northwest Land Conservancy for a five-year term for the Cancourse.

ROLL CALL: Wood Aye; Evans Aye; Miller Aye; Gabriel Aye; Sheckler Aye; English Aye.
Motion carried.

RESOLUTION NO. 26-034

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A MEMORANDUM OF UNDERSTANDING WITH COEUR D'ALENE LITTLE LEAGUE TO RESERVE PROPERTY AT THE CANFIELD SPORTS COMPLEX LOCATED AT 5370 N. 15TH STREET FOR THE CONSTRUCTION OF AN INDOOR BASEBALL FACILITY.

STAFF REPORT: Interim Parks and Recreation Director Adam Rouse noted, in his staff report, that the City of Coeur d'Alene and Coeur d'Alene Little League have partnered for more than 30 years, and the proposed field house at Canfield Sports Complex would build on that relationship by expanding baseball programming and providing a winter practice facility, along with a much-needed restroom accessible to City recreation programs. There is no immediate financial impact on the City, aside from future responsibility for routine grounds maintenance once the facility is constructed.

Mr. Rouse explained that the proposed agreement is similar to the previously approved agreement with Special Needs Recreation and would reserve a small portion of land at the Canfield Sports Complex. The purpose of the agreement is to give the organization confidence to begin a capital campaign to raise funds for constructing a multi-use facility. The facility would support their programs and could also benefit the City during the off-season, potentially enabling partnerships with Coeur d'Alene Little League for camps and other activities.

David Everson of Everson Powell Architecture and Design shared his deep personal and multi-generational ties to youth sports in the community. He highlighted the inclusive mission of Coeur d'Alene Little League, and its long-standing partnership with the Parks and Recreation Department, particularly at the Canfield Sports Complex. Mr. Everson stated that the proposed indoor baseball facility will support year-round youth development, including batting cages, pitching areas, and a permanent public restroom to be accessed from the outside of the building by the public.

Laura Everson, President of Coeur d'Alene Little League, shared her 10 years of volunteer experience and personal connection as a baseball parent in the community. She highlighted the league's record-breaking registration of more than 475 players this year. Ms. Everson explained the challenges and how the facility would provide year-round opportunities for clinics, camps, and practices, address ongoing weather challenges, and include much-needed permanent restrooms to replace portable facilities. She asked the Council to support the project, emphasizing its long-term benefits for youth, families, and the continued collaboration between the City and Coeur d'Alene Little League.

Mr. Everson described the proposed site plan for an indoor facility at the Canfield Sports Complex, explaining its location relative to Canfield Middle School, 15th Street, existing parking, and the four Little League fields. The building would be positioned on a less-used portion of the parking lot to maximize accessibility. The plan includes centrally located public restrooms accessible from a public walkway to serve both baseball and soccer users, replacing portable facilities. The proposed structure would be a durable metal pole building with concrete perma-columns to withstand freeze-thaw conditions, roll-up doors for equipment access, and an accessible main entrance oriented toward field one, with additional access from the parking area.

DISCUSSION: Councilmember Gabriel stated that he was a former board member and longtime baseball coach with more than 30 years of experience in Coeur d'Alene. He expressed strong support for the proposed indoor facility, noting the long history of teams traveling to Spokane and Lewiston to find suitable practice spaces. He thanked those involved for bringing the proposal forward.

Councilmember Miller asked about parking, main access points, and whether planning has accounted for potential congestion and increased traffic on 15th Street and surrounding areas as use of the complex grows. Mr. Everson explained that the primary access is from 15th Street which is over to the west. He stated there are no anticipated parking or traffic concerns, as the portion of the parking lot proposed for the facility is lightly used. The facility is expected to be used primarily for practice and off-season activities.

Councilmember Wood stated that this project was reviewed by the Parks and Recreation Commission and it was a unanimous decision to bring it forward to Council for approval.

MOTION: Motion by Gabriel, seconded by Miller, to approve **Resolution No. 26-034** – Approving a Memorandum of Understanding (MOU) with Coeur d'Alene Little League to reserve property at Canfield Sports Complex located at 5370 N. 15th Street for the construction of an indoor baseball facility.

ROLL CALL: Evans Aye; Miller Aye; Gabriel Aye; Sheckler Aye; English Aye; Wood Aye.
Motion carried.

RESOLUTION NO. 26-035

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO,
ACCEPTING THE BID OF AND AWARDING THE CONTRACT FOR THE 2026 CHIPSEAL

PROJECT TO POE ASPHALT PAVING, INC., IN AN AMOUNT NOT TO EXCEED \$883,288.00.

STAFF REPORT: Streets and Engineering Director Todd Feusier proposed a chipseal project as part of the annual street maintenance program in order to extend the life of several deteriorating roadways. The City performs chip sealing annually, alternating with paving depending on volume to achieve better pricing, and this year's focus is solely on chip seal due to budget constraints. Several long-overdue streets will be treated to extend their lifespan and avoid costly full replacement. One priority section is Coeur d'Alene Lake Drive from Sherman Avenue to Ashton Drive, which was chip sealed four years ago but now has bleeding striping that impacts visibility. The project will also include streets in the Heartland and Legacy Place Subdivisions and portions of Honeysuckle Avenue (Best Avenue – 4th Street), Ramsey Road (Appleway Avenue – Hanley Avenue), Pinegrove Drive (Hanley Avenue – Wilbur Avenue), Kathleen Avenue (Ramsey Road – Atlas Road), St. Michelle Drive (Kathleen Avenue – Dalton Avenue), with an add alternate for work on 15th Street (Thomas Lane – Shadduck Lane) and Thomas Lane (15th Street – E. Thomas Hill Drive).

Mr. Feusier reminded the public that the work is a multi-stage process that is quick but temporarily messy, urging drivers to follow traffic control and to be patient. Drivers were advised that dark, non-operating traffic signals should be treated as stop signs, to expect loose rock until final sweeping, and to reduce speeds and increase following distances to avoid damage. A faster-setting oil will be used this year, allowing chips to be placed one day and swept the next, helping keep roads cleaner. Motorcyclists and bicyclists were cautioned to use extra care, and delays should be expected until striping is complete.

The project was advertised for two weeks, and three (3) bids were received and opened on April 14, with Poe Asphalt Paving submitting the lowest total bid of \$883,288. The project will be funded through the existing overlay/chipseal budget and reserved funds for Coeur d'Alene Lake Drive. Mr. Feusier recommended awarding both the base bid and alternate for the 2026 chip seal project to Poe Asphalt Paving for \$883,288.

DISCUSSION: Councilmember Wood asked confirmation if there were funds set aside for Coeur d'Alene Lake Drive. Mr. Feusier recalled that approximately \$600,000 was set aside for maintenance of that section of roadway. He confirmed that the funds remain available and were intended specifically for ongoing road maintenance. He noted that he has previously requested permission to use a portion of the funds for related improvements, such as upgrading signal push buttons, and reiterated that as maintenance needs arise, he brings requests forward for approval. Mayor Gookin added that this money is restricted fund balance.

Councilmember Miller asked how the public would be informed about the timing and sequencing of chip seal work and whether road closures would occur concurrently or consecutively, noting concerns about congestion on busy corridors like Ramsey Road. Mr. Feusier explained that the chip seal project would be conducted continuously, street by street, over roughly one to two weeks. Information about affected roads and timing will be shared through the City website, local media, and CDA-TV, and contractors will post advance notification signs before entering each area. Because chip sealing requires daytime temperatures,

the work cannot be done at night. Mr. Feusier noted that the exact timing of the chip seal project has not yet been finalized, as a coordination meeting with the contractor will take place after Council approval. While the contractor has tentatively forecasted a mid-July start, the City generally considers mid-June through mid-August to be the optimal window for this type of work due to favorable weather conditions.

MOTION: Motion by Miller, seconded by Wood, to approve **Resolution No. 26-035** – Approving a Contract with Poe Asphalt Paving, Inc. for the 2026 Chipseal Project, in an amount not to exceed \$883,288.00.

ROLL CALL: Miller Aye; Gabriel Aye; Sheckler Aye; English Aye; Wood Aye; Evans Aye.
Motion carried.

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

The meeting ended at 7:05 p.m.