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

August 4, 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 August 4, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

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

Kenny Gabriel	) Member of Council Absent

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

INVOCATION: Chase Fluhart of Trinity Church provided the invocation.

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

PUBLIC COMMENTS:

Mary Merrill, Coeur d'Alene, asked Council to keep strictly enforcing Oakcrest Park's conditional use permit and backflow regulations, noting there is still no backflow on the park's domestic water and no irrigation backflow test for about two and a half years, despite a shut-off order and reminding them of the fines. She also warned that around 15 arborvitae trees along Ramsey are hazardous that could quickly carry fire to adjacent homes.

Darin McNeil, Coeur d' Alene, raised concern with how the City permitted water meter work in Oakcrest Park, saying a "blanket" permit was approved in one day and allowed meters to be installed on homeowners' lines instead of the park-owned underground lines. He stressed he is not against installing meters but wants them placed on the proper line and be permitted properly.

Christie Masters, Coeur d'Alene, invited the Council to a complimentary table at the August 22 "Dinner Under the Stars" fundraiser of Shared Harvest Community Garden located at 10th Street and Foster Avenue. She noted that the Garden is exploring a capital campaign to buy the three lots it has used for 18 years, asking for the City's partnership to help preserve the site.

Max El Kacemi, Coeur d'Alene, noted concerns about his public records request, claiming it was billed incorrectly and handled without proper review.

ANNOUNCEMENTS:

Councilmember Wood announced that the Kootenai County Task Force on Human Relations (KCTFHR), in partnership with the City of Coeur d'Alene, and the Human Rights Education Institute (HREI), is launching "From Idaho With Love," a week-long donation drive from August 8-15, 2026 to support victims of the recent northern Spokane wildfires. Community members are encouraged to donate items such as clothing, toiletries, school supplies, and toys at the HREI building (414 W. Fort Grounds Drive). Cash donations should be made directly to the Innovia Foundation's Spokane Complex Wildfire Response Fund.

Councilmember English recognized the Lutheran Church volunteers and their comfort dogs for providing emotional support to those affected by the wildfires, noting that there are many ways to help. Beyond material donations, compassion and comfort play an important role in supporting the community during difficult times.

Councilmember Miller noted an upcoming attainable housing panel discussion on August 20, 2026 from 6:00 – 8:00 p.m. at the Innovation Collective on Lakeside Avenue, featuring Senator Ali Rabe, other legislators, and industry leaders. The discussion will focus on housing solutions, a challenge made even more pressing by the displacement caused by recent wildfires.

Mayor Gookin announced that the City is seeking high school students ages 14–18 to serve as student representatives on several committees: Parks & Recreation, Ped/Bike, Urban Forestry, and CDA TV, with applications due by Friday, September 18, 2026. Applications can be found at the City website www.cdaid.org/blog/become-a-student-representative

CONSENT CALENDAR:

1. Approval of Council Minutes for the July 21, 2026 and July 27, 2026, Council Meetings.
2. Approval of Bills as Submitted.
3. Setting of General Services Committee meeting August 10, 2026
4. Approval of Final Plat for SS-26-05, Double B Tracts
   Resolution No. 26-060 – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A NON-EXCLUSIVE EASEMENT AGREEMENT WITH BEAR WATERFRONT, LLC, (ROBERT BLOEM, MANAGER) FOR PARKING AND DRAINAGE, AND THE REMOVAL OF RONALD G. JACOBSON SIGNATURE AUTHORITY AND THE AUTHORIZATION OF MICHAEL DOMINGUEZ FOR FINANCIAL SIGNATURE AUTHORITY.

MOTION: Motion by Evans, seconded by Sheckler, to approve the Consent Calendar as presented, including **Resolution No. 26-060.**

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

RESOLUTION NO. 26-061

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, RATIFYING THE UPDATED CODE OF CONDUCT AND CONFLICT OF INTEREST

POLICY FOR THE CITY OF COEUR D'ALENE, TO SATISFY THE REQUIREMENTS OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FEDERAL GRANT PROGRAMS, INCLUDING THE AUTOMATED PERMITTING SYSTEMS DEMONSTRATION GRANT (PDR-2600-DC-029O) AND THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.

STAFF REPORT: Community Development Block Grant (CDBG) Specialist Sherrie Badertscher explained that the proposed resolution ratifies the City's Code of Conduct and Conflict of Interest Policy for U.S. Department of Housing and Urban Development (HUD)-funded projects, which was administratively approved by the Mayor on July 9, 2026, to support the City's HUD Automated Permitting Systems Demonstration grant application. After HUD issued a Technical Cure Notice identifying the Code of Conduct as a required item, City staff submitted the policy and the Mayor's approval letter on July 21, 2026, and HUD subsequently confirmed its acceptance. The policy establishes federal grant compliance standards required under 2 CFR § 200.318(c)(1), including conflict-of-interest prohibitions, gift restrictions, disclosure requirements, procurement integrity standards, protection of confidential information, and enforcement procedures for violations. While the City already maintains an employee Code of Conduct through its Personnel Rules, this policy specifically addresses ethical and procurement requirements for federally funded grants. Ratification by the City Council will formalize the policy as enforceable City policy, support compliance with HUD requirements, maintain eligibility for current and future HUD funding opportunities, and impose no additional direct costs on the City.

DISCUSSION: Councilmember English asked whether the new HUD-required Code of Conduct would affect past practices where Councilmembers or community members had ties to organizations receiving city-related support like Meals on Wheels or the Senior Center, and whether this policy would now preclude or tighten those kinds of situations. Ms. Badertscher responded that the new code would indeed create stricter guardrails, because it treats even the perception of a conflict of interest as a concern, and would therefore establish tighter parameters and clearer standards.

MOTION: Motion by Miller, seconded by Evans, to approve **Resolution No. 26-061** – Ratifying an updated Code of Conduct and Conflict of Interest Policy, to meet Federal HUD Grant requirements.

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

RESOLUTION NO. 26-062

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE POLICE DEPARTMENT TO APPLY FOR A 2026 COPS COMMUNITY POLICING DEVELOPMENT MICROGRANT AND, IF AWARDED, TO ACCEPT THE GRANT TO FUND SPECIALIZED DIGITAL FORENSIC EQUIPMENT, SOFTWARE, CERTIFICATIONS, AND TRAINING.

STAFF REPORT: Police Lieutenant Bill Tilson noted that the Coeur d'Alene Police Department is seeking authorization from Council to apply for and accept a 2026 COPS

Community Policing Development Microgrant to establish an in-house digital forensics capability by enhancing an existing Crime Analyst position with Digital Forensic Investigator responsibilities. As digital evidence continues to play a critical role in investigations involving child exploitation, solicitation of a minor, narcotics trafficking, violent crime, financial crimes, and missing persons cases, the Department currently relies on outside agencies for forensic examinations, often resulting in investigative delays. The grant would fund specialized training, certifications, software, hardware, and a modest stipend for the enhanced role, enabling the Department to perform digital evidence extractions and analyses locally, improve investigative efficiency, accelerate case resolution, and provide support for Internet Crimes Against Children (ICAC), Community Action Team, and other major investigations. The proposed 24-month project is estimated at $128,290.00, requires no local matching funds, and includes one-time implementation costs and recurring annual expenses. In addition to benefiting Coeur d'Alene investigations, the new capability would provide regional support to neighboring law enforcement agencies throughout North Idaho.

DISCUSSION: Councilmember Wood expressed strong support, noting that crime analysts already carry a heavy workload. She suggested to front-load a stipend in the grant because they will be inundated with work. Lieutenant Tilson agreed with her assessment, stating that she is correct about the workload impact and the need to account for it in the grant.

MOTION: Motion by Wood, seconded by English, to approve **Resolution No. 26-062** – Approval for the Police Department to apply for and, if awarded, accept a 2026 COPS Community Policing Development Microgrants Program in the amount of approximately $128,290.00.

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

RESOLUTION NO. 26-063

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING CHANGE ORDER #1 TO THE CONTRACT WITH POE ASPHALT PAVING, INC., REGARDING THE 2026 CHIPSEAL PROJECT, FOR AN AMOUNT NOT TO EXCEED $98,287.80.

STAFF REPORT: Streets and Engineering Director Todd Feusier noted that the proposed Change Order No. 1 for the 2026 Chip Seal Project would expand the scope of work under the City's existing contract with Poe Asphalt Paving, previously approved by Council through Resolution No. 26-035. The $98,287.80 change order increases the contract amount from $883,288.00 to $981,575.80, which remains within the project's approved budget. The additional work includes chip sealing Canfield Avenue between Ramsey Road and Pinegrove Drive and applying a double chip seal treatment to Wilbur Avenue and Pinegrove Drive to further extend pavement life and improve long-term roadway performance.

DISCUSSION: Councilmember Miller asked about the total budget allocation for the chip seal project and whether any additional change orders were expected. Mr. Feusier explained that no further change orders are anticipated other than minor adjustments for actual chip volume, which inspectors are closely monitoring, and that the City's overall budget for chip seal and inlay work is $1.5 million, some of which also supports asphalt projects, so the current change order is fully covered within this year's budget.

MOTION: Motion by Evans, seconded by Miller, to approve **Resolution No. 26-063 –** Approving Change Order No. 1 to the Agreement with Poe Asphalt Paving Inc. for the 2026 Chip Seal Project.

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

RESOLUTION NO. 26-064

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO ESTABLISHING A NOTICE OF TIME AND PLACE OF PUBLIC HEARING OF THE PROPOSED BUDGET FOR FISCAL YEAR 2026-2027, AND INCLUDING PROPOSED EXPENDITURES BY FUND AND/OR DEPARTMENT, AND STATEMENT OF THE ESTIMATED REVENUE FROM PROPERTY TAXES AND THE TOTAL AMOUNT FROM SOURCES OTHER THAN PROPERTY TAXES OF THE CITY FOR THE ENSUING FISCAL YEAR AND LISTING EXPENDITURES AND REVENUES DURING EACH OF THE TWO (2) PREVIOUS FISCAL YEARS, AND PROVIDING FOR PUBLICATION OF THE SAME.

STAFF REPORT: Finance Director Katie Ebner presented the "high watermark" budget resolution required by Idaho Code, explaining that it tentatively sets the maximum FY 2026–2027 budget that can later be reduced but not increased. She outlined a proposed expenditure ceiling of $155,307,037.00, with $34,076,270.00 from property taxes and roughly $127.8 million from other revenues such as state-shared taxes, fees, and permits. Ms. Ebner reviewed fund-level totals, noted that the initial general fund plan showed a $3,080,266.00 operating deficit, and walked through potential reductions such as postponed vehicle replacement and additional positions, trimming the street overlay program increase, that could lead to proposed deficit relief of $1,157,649.00. Projected savings from vacancy management would be $1,242,086.00. Ms. Ebner clarified that updated valuation data from the County changed her earlier estimate, and that for a $600,000 home, the property taxes is now expected to increase by $66.00 per year. She emphasized that $0.62 cents of every general-fund dollar go to public safety. The resolution itself sets the hearing date, lists proposed expenditures by fund/department, identifies estimated property tax and non–property tax revenues, shows comparisons to the past two fiscal years, and authorizes required public notice ahead of the September 1 budget hearing.

DISCUSSION: Mayor Gookin emphasized that the decision to reduce the City budget ultimately rest with the City Council. Ms. Ebner explained that the items presented were identified through discussions with department directors about potential areas where cuts could be made and whether operations could continue without certain expenditures. She stressed that these were developed through conversations with department leadership.

Councilmember English questioned cutting the Planning Department intern, commenting that while it's a small dollar amount, an intern can perform a lot of useful work and that the cost–benefit tradeoff might not justify eliminating it.

Councilmember Wood asked whether the proposed vacancy management approach was essentially a hiring freeze, where vacant positions would simply remain unfilled. Ms. Ebner clarified that it is a targeted, strategic approach that looks at each vacancy individually to determine where positions can be held open temporarily. City Administrator Michael Dominguez explained that it is not a blanket hiring freeze but a way to time the filling of vacancies based on how the budget is performing and what operations require. He said the projected savings of about $1.2 million is somewhat aggressive, but he is comfortable with it.

Councilmember Miller cautioned that the City still faces a deficit and continues to rely on reserves to cover ongoing expenses. She asked for a closer review of leases, fees, revenue-generating programs, events, and departmental expenses to ensure costs are being adequately offset by revenue. She stressed that deeper evaluation of revenue sources such as parking and dock fees is needed to prevent future budget challenges.

Councilmember Evans expressed appreciation for the significant work completed by staff since the previous Council budget workshop, recognizing the efforts of the Finance Department team, other Department Heads, and the City Administration. She thanked everyone involved for their preparation and dedication in developing the information and recommendations presented for the Council's consideration.

Councilmember Wood suggested holding another workshop before finalizing the budget. Mayor Gookin responded that there is a tight timeline since there is also an appeal hearing before the September 1 Council meeting.

On the projected tax rate, Councilmember Miller clarified that the $66.00 estimate applies only to the City of Coeur d'Alene line on a tax bill, not all taxing districts combined. Councilmember English asked why the slide during the budget workshop showed a $30 increase, and Ms. Ebner clarified that she had initially used an optimistic assumption about total citywide market value that proved too high; after plugging in the actual County valuation, the correct figure is $66.00 (roughly $5.50 per month). Mayor Gookin added that, while many residents may be frustrated by tax increases, the City's property tax growth remains well below the rate of inflation and the rising costs of everyday expenses such as groceries and fuel. He noted that departments have done an excellent job controlling costs and delaying major purchases despite increasing expenses. He noted the significant costs associated with maintaining facilities and equipment, expressing appreciation for staff's efforts to manage resources responsibly while continuing to meet the community's needs.

MOTION: Motion by Evans, seconded by Wood, to approve **Resolution No. 26-064** – Approving the setting of a public hearing for September 1, 2026, and setting the high dollar amount ($155,307,037.00) for expenditures for the 2026-2027 Fiscal Year Financial Plan (Annual Appropriation).

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

RESOLUTION NO. 26-065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, EXPRESSING OPPOSITION TO THE CONSTRUCTION, DEVELOPMENT, EXPANSION, OR APPROVAL OF DATA CENTER FACILITIES WITHIN THE CITY LIMITS UNTIL THE CITY COMPLETES FURTHER ANALYSES, STUDIES, AND POLICY REVIEWS.

DISCUSSION: Mayor Gookin explained that Councilmembers Wood and English approached him regarding concerns on data center facilities. Councilmember Wood noted strong support on the proposed resolution, saying it reflects the community's values and the need to protect shared resources like the aquifer. She noted many citizens assumed such facilities wouldn't be appropriate here and said she intends to take this resolution language to the County and City of Post Falls to urge a coordinated regional stance. Councilmember English agreed, calling the Resolution a firm but not permanently closed position against data center facilities until clear safeguards are in place.

Community Planning Director Hilary Patterson explained that data centers would likely be treated as extensive impact uses, requiring a special use permit in C-17 and Light Manufacturing zones and allowed by right only in the small manufacturing-zoned areas the City has, most of which are already developed. She said she will consult with other communities and bring back best-practice recommendations, noting that the existing code already gives the City some control through the special use permit process.

Mayor Gookin explained that the proposed Resolution simply states the Council is not supportive of data center development at this time and directs staff to come back with more information and analysis before anything is considered. He clarified, after checking with Planning and Legal, that the current code leaves very few suitable locations in the city limits, and that a data center would generally have to go through a special use permit process, ultimately returning to the Council on appeal. In his view, the Resolution signals the City's concern and desire for more study while preserving due process.

City Attorney Randy Adams explained that, under the existing zoning code, extensive impact uses are only allowed in three zones: C-17 and Light Manufacturing (with a special use permit), and Manufacturing, where they are allowed by right without a special use permit. Ms. Patterson added that the City has very limited land in the Manufacturing zone category.

Councilmember English warned that the legislature could preempt local authority on this issue, so it will be important for both the City and the public to press Legislators about their positions.

MOTION: Motion by Wood, seconded by Miller, to approve **Resolution No. 26-065 -** Expressing opposition to the construction, development, expansion, or approval of data center facilities within the City limits, until the City completes further analysis, study, and policy review.

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

RESOLUTION NO. 26-066

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AMENDMENT TO THE CITY OF COEUR D'ALENE EMPLOYEE BENEFIT TRUST IRREVOCABLE TRUST AGREEMENT

STAFF REPORT: City Attorney Randy Adams discussed that the City of Coeur d'Alene created a self-funded health insurance plan in 2019, operated through an independent Employee Benefit Irrevocable Trust, with Trustees serving as fiduciaries for employees and their dependents. He noted that paragraph 7.2 does allow amendments if approved by both the Trustees and the City as Plan Sponsor. He noted that Article 5, especially paragraph 5.4, addresses how successor Trustees are appointed when a Trustee dies, resigns, is removed, or becomes unable to serve. Historically, the remaining Trustees recommend a successor and the Council approves, but the language in 5.4 is vague about who actually selects the successor. After a recent resignation and a situation where the Mayor questioned whether he could appoint someone other than the Trustees' recommended candidate, the Trustees met on July 20 and unanimously approved an amendment clarifying that appointments are made by the Trustees, with notice to the Department of Insurance. Mr. Adams noted that state law and the trust agreement require the Trust to be managed independently from city government, that the Department of Insurance has final approval authority over successor Trustees, and that the proposed amendment is intended to protect that independence by removing direct political control over Trustee selection.

DISCUSSION: Mayor Gookin noted that the City Council originally created the Employee Benefit Trust and has historically played an oversight role by confirming trustee appointments recommended by the Mayor. He questioned whether the proposed amendment would eliminate that layer of Council oversight for trustee appointments while still allowing the Council to amend the Trust Agreement. Mr. Adams clarified that the amendment only changes the process of appointing successor trustees and does not affect the separate process for amending the Trust Agreement. He explained that trust amendments generally originate with the Trustees, who must review and approve them before they can be submitted to the Idaho Department of Insurance, although the Mayor or Council may request that trustees consider specific changes. When asked what would happen if the Council rejected a proposed successor trustee under the current process, Mr. Adams said state law is unclear regarding who selects successor trustees, but Trustees would likely return with another recommendation. Mayor Gookin further observed that, under the proposed amendment, future trustee nominations would no longer come before the Council. Mr. Adams confirmed that instead, the City Administrator would notify the Department of Insurance of the appointment.

Councilmember Sheckler noted that a successor trustee is appointed by written notice from the City as Plan Sponsor, and that Trustees then file the paperwork with the Department of Insurance within 30 days. He asked whether any statute or case law requires Trustees, not the City, to choose successors. Mr. Adams stated that the law only speaks to written notice and explained that the proposed amendment intent is to clarify who actually brings the name forward. He added that the statute repeatedly says that the Trust is independent and managed independently of the City. Councilmember Sheckler commented that it is appropriate for the City, which is the Mayor and Council, as the Plan Sponsor to retain the authority to make the appointment as a guardrail. Councilmember Wood argued that this is about governance and she would resist giving up

Council authority over appointments. She believes Trustees are autonomous once appointed. As elected officials responsible for City governance, she believes one of their core roles is to approve appointments and removing that authority is unnecessary.

Councilmember Miller noted that the City as Plan Sponsor was meant to create the initial board and then serve mainly as an administrative sponsor while the Trustee Board operates independently on behalf of employees; if Trustees unanimously select a candidate they believe meets their fiduciary duties, she asked why the City wouldn't simply trust that choice. She requested for more legal clarify, ideally from the Department of Insurance before changing language that could affect the entire operating structure of the Trust. Councilmember Evans supported getting more information.

FIRST MOTION: Motion by Miller, seconded by Wood, to table **Resolution No. 26-066** – Amendment to the City of Coeur d'Alene Benefit Trust Irrevocable Trust Agreement, and to seek more information and seek clarification from the Department of Insurance.

DISCUSSION: Councilmember Wood commented that it is not about the language but the process on who makes the appointment. She reiterated that she rejects the language that takes away the authority of the Council to approve an appointment. Councilmember Sheckler agreed, arguing that the Department of Insurance has already approved where successors are appointed by written notice from the City as Plan Sponsor and that outside legal input can't substitute for Council's own policy choice. Councilmember Miller suggested keeping the amendment language on the table so the Department of Insurance can review it before the Council acts upon it. Mr. Adam noted that they could instead simply ask the Department for clarification about what state law says on who may appoint Trustees. Mayor Gookin pointed out that the draft amendment omits any explicit Council-approval step.

Councilmember Miller explained that her motion is to table the amendment for more information, potentially by having the Trustees or City seek clarification from the Department of Insurance. She noted that this issue only surfaced because of a conflict over a specific appointee, and she wants clear guidance on what should happen if Trustees and Council disagree again, if Trustees propose a successor Trustee the Council does not support. Since the current agreement does not spell out how such conflicts are to be resolved, her goal is to pause action until they understand the proper process for handling those situations. Councilmember Wood stressed that their issue is who decides on the appointment, and she would like it to remain with Mayor and Council.

Motion failed.

SECOND MOTION: Motion by Wood, seconded by Sheckler, to reject **Resolution No. 26-066** – Amendment to the City of Coeur d'Alene Benefit Trust Irrevocable Trust Agreement

DISCUSSION: Mayor Gookin stated that he agrees that the Trustees should make the appointment, but they should bring it forward to Council as they have in the past. Councilmember Wood supported that Trustees bring forward a name for appointment. Councilmember Miller requested clarification if the language is not changed. Mayor Gookin explained that the Council's direction is that Trustees will select a successor, and that recommendation will then come to Council for approval, consistent with past practice. Councilmember Sheckler pointed out that two distinct issues are in play: rejecting the proposed amendment language and deciding how to interpret the current agreement. He supported rejecting the amendment because it would strip Council authority but suggests that if Council wants to formalize an interpretation of the existing language, that should be handled as a separate motion.

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

THIRD MOTION: Motion by Sheckler, seconded by Wood, to solicit nominations from Trustees for appointment to the City of Coeur d'Alene Benefit Trust, for consideration at the next Council meeting to fill the position of successor Trustee.

DISCUSSION: Councilmember Wood asked whether the Trustees will now be instructed to bring one name forward for Council consideration; Mayor Gookin explained that the Trust, as an independent entity, should select a candidate and present the name to Council for approval, as has been done in the past. Councilmember Evans asked for clarity on what happens if Council and trustees disagree. Mayor Gookin explained that if Council rejects a nominee, the Trustees would be expected to return with another candidate. Councilmember Sheckler adds that, legally, appointments are still made by the City as Plan Sponsor, so Council retains ultimate appointment authority, but as a matter of best practice they should give strong deference to Trustee recommendations. Councilmember English asked what would happen if Council wanted to substitute its own nominee, and Mayor Gookin replied that under the code of appointments, the Mayor could then nominate someone else and, if the Mayor does not, Council could advance a name. He added that any concerns about trustee eligibility or appointments could be addressed if they arise in the future. He also highlighted that the current trustees are all key City employees and expressed concern regarding the Trust's independence, questioning how independent it can be when several Trustees hold significant leadership roles within the City.

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

RESOLUTION NO. 26-067

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING AND AMENDING CERTAIN CITY FEES FOR SERVICES PURSUANT TO IDAHO CODE §§ 63-1311 AND 63-1311A AS PROPOSED BY THE BUILDING, LIBRARY, PLANNING, STREETS & ENGINEERING, AND WATER DEPARTMENTS.

STAFF REPORT: Municipal Services Director Renata McLeod explained that the proposed fee amendments for the Building, Library, Planning, Streets & Engineering, and Water Departments are intended to ensure City fees more accurately recover the actual costs of providing services, as required by Idaho law. The most significant changes include updates to building permit, plan review, inspection, appeal, and abatement fees to reflect increased staffing, technology, and service costs; adoption of current International Code Council building valuation data; adjustments to library 3D printing fees based on material costs; increased planning and development application fees and in-lieu parking fees that have not been updated in many years; elimination of short-term rental permit fees due to legislative changes; new engineering fees for third-party traffic impact analysis reviews and subdivision construction drawing reviews; and water utility fee adjustments related to backflow testing, delinquent accounts, bulk water use, and unauthorized operation of water facilities. The amendments are designed to align fees with actual service costs, improve cost recovery, and reduce the burden on taxpayers while maintaining compliance with state requirements. Ms. McLeod recommended that Council approve the proposed fee schedule amendments and conduct the required public hearing.

DISCUSSION: Councilmember Miller sought clarity about the fee in lieu of parking, noting that she has received comments on it. She inquired how often it's used and how it originated. Planning Director Hilary Patterson explained that she can think of only two projects that have used the fee, that current rates are well below market, and that the fees are set aside as required by code. She recommends raising the fee now to bring it up to an appropriate level while Council later decides whether to keep, modify, or eliminate the program, noting that with today's assessed values, a properly calculated fee could run up to $35,000. Mayor Gookin explained that the program began in 2008 as a way to bank parking spaces using a fee, but tracking of earlier funds was lost when a budget line item was removed; he supports updating the fee, and then Council will discuss later if it's a good idea to keep it. Councilmember Miller stated she supports the increase but wants the Council to retain the option to reconsider the policy. Councilmember Wood agreed, saying she is very concerned about continuing the program, supports raising the fee for now, but believes that while it may have made sense in 2008, it may no longer be appropriate in 2026.

PUBLIC TESTIMONY: Mayor Gookin opened the public testimony portion of the hearing. With no comments received, Mayor Gookin closed public testimony.

DISCUSSION: Councilmember Wood noted that City fees have intentionally been kept low to balance economic development with budget responsibilities and asked whether staff compared proposed increases with nearby jurisdictions. Ms. McLeod stated that each department has made regional comparisons and that Building Official Ted Lantzy specifically reviewed building fees, met with the North Idaho Building Contractors Association (NIBCA), and benchmarked against cities including Post Falls, Hayden, Moscow, Rathdrum, and Kootenai County. Mr. Lantzy explained that Coeur d'Alene has historically been low on building fees, has only updated its building valuation schedule in 2018 and 2021, and that the new proposed fees are consistent with International Code Council valuation data.

Councilmember Miller asked why the bulk water use fees are so low and what they cover. Water Assistant Director Glen Poelstra explained that bulk water fees are primarily for contractors who fill water trucks for construction, dust control, and similar uses, charged per 1,000 gallons. He emphasizes this is not a revenue program but a public health protection tool by requiring use of metered, backflow-protected stations instead of ad-hoc hoses on hydrants, the City reduces contamination risk. The goal is to break even, not profit. He added that some of the bulk-fill equipment is now outdated and no longer serviceable, so fee adjustments help support upgrades and meter reading, and the program also serves some external customers whose water systems are failing outside city limits.

Ms. Patterson explained that for planning, staff benchmarked fees against nearby jurisdictions and found that many cities charge separately for subdivision plat applications, detailed improvement plan review, and final plats, whereas Coeur d'Alene has largely charged only up front. She noted that a new improvement plan review fee is proposed because multi-department review of subdivisions over five lots is time-intensive, and comparison shows that even with increases, a 50-lot subdivision here would cost about $7,000, versus roughly $10,600 in Post Falls, $7,000 in Hayden, $20,500 in Rathdrum, and $11,000 at the County. She added that proposed increases for annexations, comp plan amendments, PUDs, and special/conditional use permits still leave Coeur d'Alene generally in line with neighboring cities' fees.

MOTION: Motion by Wood, seconded by English, to approve **Resolution No. 25-067,** amending City fees for services as proposed by the Building, Library, Planning, Streets & Engineering, and Water Departments.

DISCUSSION: Councilmember Miller shared feedback from contractors that while they accept the need for higher fees after a long freeze, what harms them most is back-to-back increases a year or two apart, because their projects are planned far in advance and sudden changes disrupt budgeting and profitability. She urged Council to be confident that the new levels aren't too low, to avoid needing another quick jump. Councilmember Wood stated that this is really a policy issue for Council, suggesting they commit not to revisit fee hikes for several years or adopt a regular, predictable schedule so contractors can anticipate and budget for future increases. Councilmember Miller agreed to have a more predictable schedule for fee increases.

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

(LEGISLATIVE) COMMUNITY DEVELOPMENT BLOCK GRANT – PLAN YEAR 2026 ANNUAL ACTION PLAN

STAFF REPORT: Community Development Block Grant (CDBG) Specialist Sherrie Badertscher explained that the Plan Year 2026 Annual Action Plan (AAP) outlines how the City of Coeur d'Alene will allocate its Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). The City expects to receive $272,696.00 in FY 2026 CDBG funds, plus $4,865.00 in reprogrammed funds from prior years, for a total budget of $277,561.00. Following a public forum, online survey, and a 33-day public comment period, the plan proposes funding community priorities including $143,000.00 for the Emergency Minor Home Repair and Accessibility Improvement Program (EMRAP), $60,022.00 in Community Opportunity Grants for McKinney-Vento student support services, emergency rental assistance, Lake City Center HVAC replacements, and rehabilitation of St. Vincent de Paul's Women and Children's Emergency Shelter, as well as $20,000.00 for Lake City Center's Meals on Wheels program and $54,539.00 for program administration. Approval of the AAP will allow staff to incorporate public comments, submit the plan to HUD for review, and move forward with implementation and grant agreements once funding becomes available. Ms. Badertscher recommended Council approve submission of the Plan Year 2026 Annual Action Plan to HUD.

PUBLIC TESTIMONY: Mayor Gookin opened the public testimony portion of the hearing.

Scott Ferguson, Coeur d'Alene, Executive Director of St. Vincent de Paul North Idaho, expressed support for the comprehensive plan and the proposed completion of the Women and Children Emergency Transition Shelter. He noted that approximately 210 individuals and families used the shelter last year, with 86% obtaining permanent housing within 90 days. He emphasized that the funding would enhance critical services, provide compassionate care, and help individuals achieve long-term housing stability and self-sufficiency.

Nancy Philips, Coeur d'Alene, Executive Director of Lake City Center, expressed support for CDBG funding to replace the facility's aging heating and cooling systems. She highlighted the center's role as a community hub offering meals, educational, wellness, and social programs, and noted that improved HVAC systems would provide greater comfort for those served.

Heather Somers, Coeur d'Alene, Executive Director of Elementary Education and General Programs for Coeur d'Alene School District, expressed support for the grant funding for the McKinney-Vento program, which provides emergency housing assistance for homeless families. She highlighted a significant community gap in housing options for families with adolescent boys and noted that the grant helps keep families together during housing crises. Last year, the funding served eight families, 29 individuals, and 15 students, providing short-term housing while permanent solutions were secured.

With no other comments received, Mayor Gookin closed public testimony.

DISCUSSION: Councilmember Sheckler recused himself from the roll call due to conflict of interest. Councilmember Wood thanked those who provided public testimony and emphasized that, while the Council takes the final formal action, the real heavy lifting in determining the greatest community needs was done by City staff. She offered strong appreciation to staff for the thorough work.

MOTION: Motion by Evans, seconded by Wood, to approve the Community Development Block Grant (CDBG) Plan Year 2026 Annual Action Plan.

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

EXECUTIVE SESSION: MOTION: Motion by Evans, seconded by Miller, to enter into Executive Session Pursuant to Idaho Code § 74-206A(1)(a) - to consider a labor contract offer or to formulate a counteroffer.

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

The Council entered into Executive Session at 8:46 p.m. Those present were the Mayor, City Council, City Administrator, City Attorney, Finance Director, and Human Resources Director. Council exited Executive Session at 9:29 p.m.

RECESS: Motion by Evans, seconded by Wood, to recess to August 5, 2026, at 6:00 P.M. at North Idaho College Driftwood Bay Room, Edminster Student Union Building, 495 N. College Dr, Coeur d'Alene, for a Joint Workshop with North Idaho Board of Trustees. All in favor. **Motion carried.**

The meeting ended at 9:30 p.m.