

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

June 16, 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 June 16, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

Amy Evans, Council President	) Members of Council Present
Dan English	) arrived at 6:01
Kenny Gabriel	)
Kiki Miller	)
Dan Sheckler	)
Christie Wood	)

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

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

AMENDMENT TO THE AGENDA: Motion by Evans; Seconded by Sheckler to amend the agenda to add consideration of the Mayoral appointment of Michael Dominguez as City Administrator and to extend Ron Jacobson's current contract through July 10, 2026. The information needed to include this item on the original agenda was not available when the agenda was prepared, as the candidate's acceptance of the position occurred today. This matter is deemed an emergency because timely action is needed to allow the new City Administrator to begin limited hourly work before Mr. Jacobson's departure, ensuring an orderly transition and adequate overlap training.

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

Motion carried

PRESENTATION: Fire Chief Jon Fugitt and Captain Dylan Clark presented the Citizen Award to Everest Thomson for his action on April 20, 2026, a 6-year-old, whose quick response to call 911 when his neighbor accidentally caught her bushes on fire helped save the surrounding property. He was commended for his bravery and his positive example to others. Mayor Gookin thanked him for his quick response.

PUBLIC COMMENTS:

Terry Montanya, Coeur d'Alene, spoke in support of Council Bill No. 26-1011, he noted that he is advocating violators breaking the law be held accountable. He lives near Canfield Mountain and worries about the illegal use of fireworks and is frustrated that law enforcement doesn't have

the tools to cite those who set off illegal fireworks without it being witnessed. He believes this code will help protect the community and provide an education that certain fireworks are illegal.

Devin Webber, Coeur d'Alene, spoke in regard to community values such as cleaning up trash, maintaining sidewalks and hopes for alcohol, vapes, and cigarettes to be banned immediately as it is harmful to the human body. He wishes for people to be happy, healthy, and live longer.

Matt Wagner, Coeur d'Alene, noted that he works at the resort and it costs him \$35.00 a month to park in the public lot; however, he recently received a \$40.00 ticket, and expressed concern about low-income families' ability to pay tickets and to park downtown. He believes people don't want to come downtown because they must pay to park.

Christine Zaranpowa, Coeur d'Alene, spoke in opposition of Council Bill No. 26-1011. She noted that she is used to the freedoms in Idaho and is worried we are making it like California. Rather than pass regulations, she believes the city should plant more fire-resistant trees and hire more firefighters.

Brad Gilbert, Coeur d'Alene, thanked the City for the fuel reduction on Tubbs Hill, Armstrong, and Canfield and noted that he supports the amendment to the fireworks ordinance. He believes it will further protect the investment made in our forests. He noted that the constraints on law enforcement have led to the proliferation of illegal fireworks being lit within the city limits. Mr. Gilbert lives abutting Canfield Mountain and has found spent fireworks on his roof and 200' up the mountain, so he is in favor for more restrictions.

Vincent Kozak, Coeur d'Alene, noted that there is a parking problem within the downtown core as he lives on Indiana Avenue. Recently the signage regarding 2-hour parking was removed and Hagadone construction workers started parking there all day. His understanding is that the City Engineer made a mistake in installing the signs originally, and he has now received a parking ticket where there is no time limit for parking anymore. He requested that limited parking be brought back and retrain parking enforcement.

Walter Burns, Coeur d'Alene, noted that he is with the Historic Preservation Commission and wanted to invite the community to the America 250 event being held on July 3, 2026, at 1:30 p.m. in front of the Courthouse, where they will unveil a 1926-time capsule. The event is sponsored by the City of Coeur d'Alene and Kootenai County Historic Preservation Commissions, the Daughters of the American Revolution. A new capsule will be placed to be opened in 2126, to include the winning entry of the coloring contest for those 12 years and younger.

ANNOUNCEMENTS:

City Clerk Renata McLeod swore in Fire Chief Jon Fugitt and Fire Marshal Craig Etherton. Chief Fugitt expressed thanks to the City and his wife and family for sharing him with the department and community. He expressed gratitude to Mr. Jacobson regarding the thorough and thoughtful selection process that gave him confidence that the City takes its selection process seriously. He thanked the Mayor and Council for their trust and confirmed he will work every

day to be worthy of it. He noted that through the 137 years of service, every generation of the Fire Department has built something worth protecting. He noted his 25 years of service to the City of Fullerton and now calls Coeur d'Alene his community. He is a Chief that is all in with the City of Excellence. He noted the ultimate sacrifice made by Jon Morrison and Frank Harwood on June 29, 2025, noting Dave Tysdal is fighting his way back from his injuries. This is a community that shows up, and the Department will respond to their needs, and he is privileged to be the Chief. Marshal Etherton stated that he looks forward to continuing to work here and thanked the Mayor and Council for their support of public safety and the reorganization of the department. He looks forward to serving the community and will continue to do great things.

Councilmember Gabriel noted that he had a busy two weeks with grandchildren played in a Spring soccer tournament and the Spokane track club and then he flew to Boise for the Association of Idaho Cities (AIC) Conference. He noted that at the Board meeting, Hilary Patterson, Community Planning Director, was mentioned, noting her professionalism and expertise in dealing with this year's legislation. The Idaho Municipal Lawyer's Association held their annual conference Friday and gave City Attorney Randy Adams the Will Harrington Career Service Award, which is their highest honor. He noted that these recognitions make the City proud and thanked them for their service.

Councilmember Miller noted that she attended the Association of Idaho Cities Conference last week and challenged the Department Heads to submit for recognition of our great projects through AIC. There is a lot of good work being done and it deserves recognition. She also noted that she learned a lot about Artificial Intelligence and its current use and would like to see the city's policy come forward for discussion, noting rapid change is coming.

Councilmember English noted that parking is a long-term issue and the City must balance the cost versus the value and will keep working on solutions. Fireworks is also an issue in process, noting his animals are affected by the fireworks and the fire danger is real.

Mayor Gookin noted the next Council meeting will be July 7, 2026, after July 4, so he wanted to promote the America's 250 event now. He mentioned that the Council has the opportunity to place a note in the new time capsule. He noted that Juneteenth is not a City holiday, noting that the City has employee contracts outlining committed holidays and hopes it can be added to those contracts later. There will be a memorial service in McEuen Park on June 29 at 10 a.m. in memory of the June 29, 2025, event. He thanked Juanita Knight in the Legal Department for putting together the packet and the agenda for tonight's meeting.

Mayor Gookin requested the appointment of Richard Colburn, Brian Longwell, Nicholas "Nick" Ebner, Justin Miller, and Tyler Drechsel to the International Board of Appeals.

MOTION: Motion by Gabriel, seconded by Evans, to confirm the appointment of Richard Colburn, Brian Longwell, Nicholas "Nick" Ebner, Justin Miller, and Tyler Drechsel to the International Board of Appeals. **Motion carried.**

CONSENT CALENDAR:

1. Approval of Council Minutes for the June 2, and June 3, 2026, Council Meetings.
2. Approval of the June 8, 2026, General Services Committee Meeting Minutes
3. Setting of the June 22, 2026, Public Works Committee Meeting
4. Approval of Bills as Submitted.
5. Approval of Financial Report.
6. Approval of **Resolution No. 26-050** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE PURCHASE OF ONE (1) CORTEXFLO FORENSIC PHOTOGRAPHY SYSTEM FROM FERNICO, INC., IN THE AMOUNT OF \$18,109.00, PURSUANT TO IDAHO CODE § 67-2803(1), FOR THE POLICE DEPARTMENT; AND REMOVAL OF THE "HORIZONS" FOUNTAIN AT THE PARK-SIDE ENTRANCE TO THE LIBRARY.

MOTION: Motion by Evans, seconded by Miller, to approve the Consent Calendar as presented, including **Resolution No. 26-050**.

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

MAYORAL REQUEST OF COUNCIL CONFIRMATION OF HIS APPOINTMENT OF MICHAEL DOMINGEZ TO THE POSITION OF CITY ADMINISTRATOR.

MOTION: Motion by Wood, seconded by Miller to approve the appointment of Michael Domingez to the position of City Administrator for the City of Coeur d'Alene.

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

EXTENSION OF CONTRACT WITH RON JACOBSON THROUGH JULY 10, 2026.

MOTION: Motion by Gabriel, seconded by Evans to approve an extension of Contract with Ron Jacobson to perform the duties of Interim City Administrator for the City of Coeur d'Alene.

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

HIRING OF THREE ADDITIONAL FIREFIGHTERS FOR THE FALL 2026 PROBATIONARY FIRE ACADEMY

STAFF REPORT: Fire Chief Jon Fugitt explained that the minimum staffing level for the Fire Department is set at nineteen Firefighters per day as set forth by the Coeur d'Alene Firefighters IAFF Local 710 CBA. When a Firefighter takes leave from a shift, a vacancy occurs below the minimum required staffing level. As a result, the Firefighter position needs to be filled with another Firefighter from another shift causing the City to incur Constant Staffing costs. Mr. Fugitt noted that the requested additional three Probationary Firefighter positions would be used to fill vacancies incurred when the minimum staffing level drops below the minimum nineteen Firefighters per day. When there are no vacancies incurred on a day, the Firefighter would be

assigned to an apparatus increasing the number of personnel on the apparatus from three to four Firefighters for the day increasing operational efficiencies. The Fire Department has a Probationary Academy planned for the Fall of 2026 with the anticipation of having eight Probationary Firefighters. The eight Probationary Firefighters will fill all current and anticipated vacancies, including the increased staffing level of Medic 34 to seven days a week. The three additional Probationary Firefighters would attend the same Probationary Academy, bringing the number to eleven. With the high cost of conducting a Probationary Academy, it would be fiscally responsible to conduct one academy instead of two. He noted that the current fully burden costs of an entry level Firefighter are \$105,487 or \$316,461 for three Firefighters. In FY26 8,428 "Constant Staffing" hours have been necessary to date as of May 31st, this equates to 2.9 FTE and is expected to total the equivalent hours of 4.34 additional FTE by the end of the fiscal year. The saving of the three additional Probationary Firefighters would be approximately \$249,447 in avoided constant staffing costs. There will be additional cost savings when the Probationary Firefighter would be able to fill the vacancies of more senior positions within the Fire Department. In FY25 the Constant Staffing costs for the Fire Department were \$1,101,219.00 with the first 8 months of FY26 at \$527,160. The Probationary Academy is twelve weeks and costs the Fire Department approximately \$50,000.00 to complete. With the approval of the three additional Firefighters now instead of waiting until the FY26/27 budget process is complete the Fire Department would only have to conduct one Probationary Academy instead of two, saving \$50,000.00. Total saving to the City would be \$299,447 if approved which includes personnel cost and Probation Academy savings.

DISCUSSION: Councilmember Wood asked for clarification regarding the 3 new positions and if they would be in a float position. Chief Fugitt explained that if there are no vacancies that day they would join the ladder truck to provide efficiency, but they would be assigned to a shift. Councilmember Wood concurred that constant staffing costs are something we need to address and wondered how long they would be in a float position. Chief Fugitt noted that there are some retirements within the next five years and it would depend on how many probational Firefighters make it through the academy. He noted that there are cost savings to have one academy instead of two. Councilmember Gabriel noted that this was set in motion a few years ago with EMS and its need for staffing the ambulance. Mayor Gookin noted that he appreciates this proposal due to the constant staffing budget being over by \$1 Million, as this will cut into that line item.

MOTION: Motion by Evans, seconded by Miller, to approve the hiring of three additional Firefighters for the Fall 2026 Probationary Fire Academy.

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

PURCHASE OF FIREFIGHTER TURNOUTS FOR NEW FIREFIGHTERS ENTERING THE FALL ACADEMY

STAFF REPORT: Chief Fugitt requested approval of the unbudgeted purchase of eleven sets of firefighter turnout gear for new firefighters beginning the fire academy this Fall. Firefighter turnout gear is required personal protective equipment and must be issued before firefighters can safely participate in training and emergency response activities. Because these purchases were

not included in the adopted budget, City Council approval is requested before proceeding. The Fire Department is requesting approval to purchase eight sets of firefighter turnout gear at an estimated cost of \$12,903 per set, for a total estimated cost of \$141,938. This purchase is unbudgeted. Funding is proposed from Fund Balance.

MOTION: Motion by Evans, seconded by English, to approve the unbudgeted purchase of Firefighter turnouts for new Firefighters entering the Fall Academy.

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

RESOLUTION NO. 26-051

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE BID OF, AND AWARDING A CONTRACT TO, APOLLO, INC., FOR A NEW ONE-MILLION GALLON WATER TANK AT THE END OF THOMAS LANE IN AN AMOUNT NOT TO EXCEED \$4,366,950.00.

STAFF REPORT: Water Department Director Kyle Marine requested the Council approve a contract with Apollo, Inc., in the amount of \$4,366,950.00 for the installation of a new one-million-gallon water tank at the end of Thomas Lane. He noted that the Water Comprehensive Plan estimates average growth rates and schedules new production and storage facilities accordingly. However, irrigation requirements are difficult to quantify, so timelines must remain flexible to accommodate fluctuations in economic conditions, system demand, and construction timing. A contractor was selected in 2024, and a 16-inch transmission main was installed and completed from 15th Street to the acquired property in which the new tank would be installed. The transmission main was completed in 2025. Staff then move forward to complete the tank designs and obtain approval from DEQ. A bid opening was held May 28, 2026, wherein 8 bids were received, one contract withdrew their bid. Apollo Inc. was the lowest responsive bid. Mr. Marine noted that the Water Department has sufficient capitalization fee reserves available to fully fund this project. As a result, no debt financing will be required for construction of the tank.

DISCUSSION: Councilmember Wood stated that it is a lot of money, noting that Mr. Marine gave a very thorough presentation demonstrating its necessity.

MOTION: Motion by Wood, seconded by English, to approve **Resolution No. 26-051** – Accepting the bid of, and approval a Contract with, Apollo, Inc., in the amount of \$4,366,950.00, for the installation of a new one-million-gallon water tank at the end of Thomas Lane.

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

RESOLUTION NO. 26-052

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE BID OF, AND AWARDING A CONTRACT TO, STEWART CONTRACTING, INC., FOR THE 2026 MCEUEN PARK PLAYGROUND TURF REPLACEMENT IN AN AMOUNT NOT TO EXCEED \$249,964.00.

STAFF REPORT: Interim Parks and Recreation Director Adam Rouse requested the Council approve a contract with Stewart Contracting, Inc., for the McEuen Playground Turf Replacement. McEuen Park playground elements have reached the twelve-year mark. After safety inspections, it was recommended that the surface be replaced as time and the budget allowed. The surface has seen additional wear over the past 24 months. Replacement is required to enhance public safety and will include some replaceable sections that are high use areas. A request for bids was advertised in May, in which two bids were received. The bids included replacing 9,200 square feet of turf. The lowest responsive bid was submitted by Stewart Contracting, Inc., in the amount of Two Hundred Forty-Nine Thousand, Nine Hundred Sixty-Four and no/100 dollars (\$249,964.00). Stewart Contracting, Inc., will install ATS Turf that includes an eight-year commercial manufacturer warranty, mobilizing in August of 2026 for completion by the end of summer. The playground will be closed for an estimated 14 days.

DISCUSSION: Mayor Gookin noted the project would start in late August, with the area being closed for 14 days. Mr. Rouse noted that there would be two or three weeks of lead time needed for products, but juggling use and availability of contractor. Councilmember Sheckler appreciated the effort and stressed the importance to keep playgrounds well maintained being a great asset. Councilmember Gabriel asked what would happen to the old stuff and Mr. Rouse explained that it is too worn out to be repurposed but they will look for anything salvageable.

MOTION: Motion by Sheckler, seconded by Evans, to approve **Resolution No. 26-052** - Accepting the bid of, and approving a Contract with, Stewart Contracting, Inc., in the amount of \$249,964.00 for the 2026 McEuen Park Playground Turf Replacement.

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

RESOLUTION NO. 26-053

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE PURCHASE AND UPFIT OF THREE (3) PATROL VEHICLES AND RELATED EQUIPMENT THROUGH THE STATE OF IDAHO CONTRACTING PRICING FROM DANA SAFETY SUPPLY IN THE AMOUNT OF \$282,300.00 FOR THE POLICE DEPARTMENT.

STAFF REPORT: Police Captain Dave Hagar requested the Council approve the purchase and upfitting of 3 new patrol vehicles including equipment. He noted that vehicles are routinely rotated to other divisions within the Department until no longer serviceable which could include costs of repair compared to value of the vehicle and condition, excessive miles and/or hours on

the vehicle, and safety concerns. An updated fleet reduces maintenance costs and downtime while ensuring the department can consistently provide timely and dependable public safety services. This request is to purchase the following, pursuant to Idaho Code § 67-2803(1), which allows for the acquisition of personal property when the procurement duplicates the price and substance of a contract for like goods or services that has been competitively bid by the state of Idaho. He is requesting the purchase of three Ford Explorer PIUs (Police Interceptor Units) at the state contracting pricing through DANA Safety Supply, with the purchase of the GETAC video and computer equipment and the Motorola APX 4500 radio system all of which will be state contract pricing through authorized vendors, and MPH Bee III radars. In the FY 25-26 budget, the request for fleet replacements were reduced due to budgetary concerns but the need for replacement/vehicle redistribution still exists. This request seeks approval to use remaining personnel budget authority within the Police Department's existing General Fund appropriation. While approval of this request would not cause the Police Department to exceed its overall budget, personnel cost savings are typically prioritized to help offset the General Fund deficit. Approval of this request would redirect those funds to this necessary expenditure. He reviewed the total cost to purchase and outfit the vehicles totaling \$282,300.00. Captain Hagar noted that this purchase will reduce the number of vehicles required in the FY 2026–27 budget, creating a more efficient and predictable replacement program and grant us more time to purchase the lower price PIU next model year.

DISCUSSION: Councilmember Miller noted that she has received positive comments regarding the black and white wrapped vehicles being a marked vehicle. Councilmember English noted that he is amazed at the number of vehicles he sees in his travels and believes we have a good saturation level. Captain Hagar noted that it depends on the time of day and on the weekends, it may be different between graveyard and day shifts.

MOTION: Motion by Wood, seconded by Miller, to approve **Resolution No. 26-053** - Approving the purchase and outfit three (3) Ford Explorers for marked patrol use by the Police Department, pursuant to Idaho Code § 67-2803(1), utilizing remaining personnel budget authority in the Department's existing General Fund appropriation.

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

COUNCIL BILL NO. 26-1011

AN ORDINANCE AMENDING SECTION 8.12.020 OF THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

STAFF REPORT: Captain Hagar requested the amendment to Municipal Code Section 8.12.020 entitled Fireworks Prohibited; exception; permit. The City of Coeur d'Alene has allowed "safe and sane" fireworks to be used within City limits for some time, but due to the proximity with jurisdictions that sell aerial fireworks, the Police Department receives many calls around the

Fourth of July and New Years regarding the use of illegal fireworks. Under the current ordinance, an officer must see or be able to prove who set off the illegal fireworks in order to take enforcement action. By the time Police arrive on scene, either by responding to a call for service or being in a neighborhood and actually seeing aerial fireworks, it is often difficult to take enforcement action. Staff requests that the Council look into amendments to the ordinance to allow a property owner, lessee, tenant, or other responsible party of a property within the City, who allows or is aware of illegal fireworks being used on or launched from his/her property, to be cited for the violation, independent of the specific individual who set off the fireworks. He noted the danger of residential fires and citizens with post-traumatic stress disorder. He would like to start with education and voluntary compliance.

DISCUSSION: Councilmember English noted that this is an incremental item and asked about other jurisdictions prohibiting the possession of illegal fireworks. Captain Hagar noted it would be allowed under the ordinance, and they will seize the illegal ones. Councilmember Wood stated that she thinks this is necessary and it is difficult to enforce the code as it currently exists. Every neighborhood has this situation, and the lighting of illegal fireworks go on for days. She noted some suggested amendments regarding may instead of shall, the seizure of the illegal fireworks and adults being responsible for the damage caused by minor children. Deputy City Attorney, Ryan Hunter, noted that anytime you take property it would be better to have a clear statement. Captain Hagar noted that the Ordinance should say that adults are responsible for damage cause by children. Councilmember Gabriel supported giving the police department more tools and questioned how they would dispose of the illegal fireworks. Captain Hagar noted that they would submerge the fireworks in a 32-gallon barrel. Councilmember Sheckler asked if a finger was blown off or a fire was started, what the charge would be, with Captain Hagar noting that it could be a felony. Councilmember Miller asked for clarity regarding how education regarding the new code would be, as any owner would need to let their tenants know about the rules. Captain Hagar noted that they will add the information to their social media and work to get an article in the Press and will use whatever outlet they can to get the information out. Councilmember Miller suggested the city send information out to our STR database and share information. Councilmember Wood asked about adding additional Ordinance language tonight, with Mr. Hunter expressing concern regarding substantive changes without public notice. Councilmember Miller suggested that in order to err on the side of caution, the Council approve the Ordinance as proposed and bring the other changes back to the next meeting to be in effect for next year. Captain Hagar noted they would train the officers and would not go outside the bounds of the ordinance. Discussion ensued regarding notification to owners versus tenants.

MOTION: Motion by Evans, seconded by Wood, to dispense with the rule and read **Council Bill No. 26-1011** once by title only.

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

MOTION: Motion by Evans, seconded by Wood, to adopt **Council Bill 26-1011**.

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

MOTION: Motion by Sheckler, seconded by Wood to add the revisions to Municipal Code Section 8.12.020 entitled “Fireworks Prohibited; exception” to include amendments as discussed tonight for consideration at the July 7, 2026, Council Meeting. **Motion Carried.**

COUNCIL BILL NO. 26-1012

AN ORDINANCE OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, ADDING A NEW CHAPTER 9.15, CHRONIC NUISANCE PROPERTIES, TO THE COEUR D’ALENE MUNICIPAL CODE; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF REPORT: Chief Deputy City Attorney Ryan Hunter noted that at the June 2, 2026, Council meeting, the Council requested the Legal Department to bring forward for discussion and possible adoption a new Chapter for the Coeur d’Alene Municipal Code, Chapter 9.15, entitled “Chronic Nuisance Properties.” On June 8, 2026, the General Services Committee voted to recommend approval of this new Chapter. This Chapter was originally discussed with the Legal and Police Departments, and Administration in 2020, and an Ordinance was prepared by the Legal Department and presented to Administration at the request of Mayor Widmyer. The Ordinance was never addressed by Council, in part because of concerns regarding the removal of persons from private residences. The proposed ordinance is based on ordinances from Garden City, Idaho, and Liberty Lake and Seattle, Washington, although other communities throughout the country have similar ordinances. Washington has a specific statute which makes a drug house a “moral nuisance.” See RCW § 7.48A. 020(5). Idaho law doesn’t have the same language; however, this would fit nicely in the general definition of a public nuisance. See I.C. §§ 52-101 and 52-102. While Title 52 of the Idaho Code, Nuisances, provides some remedies, the proposed Ordinance will provide additional tools to the City, such as issuance of a citation, streamline at least part of the process, and clarify what is considered a chronic nuisance property. As written, the proposed Ordinance allows the City to prohibit occupancy of “Chronic Nuisance Properties.” As in the Idaho Code, a court order will be required to abate the nuisance. Attention should be given to who will make the determination that a property is a Chronic Nuisance Property. Under the proposed Ordinance, that power is given to the Chief of Police (or his designee), which is how other jurisdictions handle it, but that can be changed or expanded. The proposed Ordinance shows in tract changes modifications made since the Ordinance was drafted in 2020. Mr. Hunter noted that the financial impact would be dependent upon the level of enforcement needed and whether demolition is necessary. In many cases, the costs incurred by the City will be recovered upon the sale of the property. However, this can be considered another tool the City can use to deal with criminal activity.

DISCUSSION: Councilmember Wood noted that she appreciated the level of due process included in the code with Mr. Hunter noting that there are layers of notices to the property owners but also notice of what the procedure is and what the steps are and what the notice must contain. Additionally, he noted the option of a correction agreement and the extensive list of specific requirements that must be included. He noted that it would require court action and evidence that is accrued over time. Councilmember Sheckler suggested that the notice be mailed

by certified mail to alert the person receiving it that it is important and to provide for a publication in the newspaper for several consecutive weeks. Mr. Hunter noted that it would add more cost, but there aren't many of these types of properties so it would not be problematic to add, it would add layers of due process and strengthen the court case, but it is not a flaw in the statute. Councilmember Sheckler asked if there were enough time in the process to provide a landlord with problem tenant breaching an agreement to evict. Mr. Hunter noted that the eviction process is spelled out in the law, and this does not preclude it, it allows landlords that haven't taken that step to have reasonable opportunity for them to take action. Councilmember Sheckler asked when the owner would get the notice of the violation, with Mr. Hunter explaining that the notice would occur after the repetitive actions noted by police and after enough information is garnered to determine it as a nuisance, which is when notice would be sent to the property owner. He reiterated that this is a tool wherein it won't go right to the formal process rather an informal letter may be sent prior to formal procedure and if that fails this could be the next step. Councilmember Miller noted that this ordinance will deal with the owner that isn't interested in correcting the action and Police Department would do the foot work to notify the owner up front and this would be the last-ditch effort for compliance. Mr. Hunter stated that Idaho state code Title 52, chapter 1 addresses public and private nuisances. Councilmember Wood noted that certain neighborhoods have one drug house that residents are repeatedly asked to track. She emphasized the need for a reliable tool stating that this measure is a strong first step and can be amended down the road.

MOTION: Motion by Wood, seconded by Miller, to dispense with the rule and read **Council Bill No. 26-1012** once by title only.

ROLL CALL: Wood Aye; Evans Aye; Sheckler No; Miller Aye; Gabriel Aye; English Aye.
Motion carried.

MOTION: Motion by Wood, seconded by Miller, to adopt **Council Bill 26-1012**.

DISCUSSION: Councilmember Sheckler disagrees with the safe harbor provisions and feels the notice needs to include publication and this significantly affects property rights.

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

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

The meeting ended at 8:12 p.m.