

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

September 16, 2025

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 September 16, 2025, at 6:00 p.m., there being present the following members:

Woody McEvers, Mayor) Absent
Dan English) Mayor Pro Tem
Christie Wood) Members of Council Present
Dan Gookin)
Amy Evans)
Kiki Miller)
Kenny Gabriel) Members of Council Absent

CALL TO ORDER: Mayor Pro Tem English called the meeting to order.

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

PRESENTATIONS: Mayor Pro Tem English read the Proclamation declaring the month of September as Suicide Prevention Month. Jeanette Laster, Human Rights Education Institute (HREI) Executive Director, and Alicia Keller, Fit and Fall Proof Coordinator of Suicide Prevention for Idaho Panhandle Health District accepted the Proclamation expressing gratitude and emphasizing the importance of community support. Ms. Keller highlighted the emotional impact of suicide, noting that 31 lives, including 4 youth under the age of 24, were lost to suicide in Kootenai County between January and August 2025. She stressed that behind each statistic is a person who was loved and encouraged the community to hold onto hope and offer support to those in crisis. Ms. Laster addressed students, urging them to reach out to trusted adults and reminding everyone that help is available through resources like the 988 Suicide and Crisis Lifeline and local organizations such as Panhandle Health District, National Alliance on Mental Illness (NAMI), Mobile Crisis Response Team, HREI and other community partners.

PUBLIC COMMENTS:

Mary Merrill, Coeur d'Alene, expressed concerns about the lack of irrigation in Oak Crest Manufactured Home Park. She noted that for the past three years, no irrigation has occurred outside the private lots, resulting in the death of vegetation which she believes poses a fire hazard and compromises resident safety and property values. She also asked Council to be mindful of any potential zoning change applications submitted by the owner, Haven Park, emphasizing that residents want to be informed if the owner has approached either the City or the County with such a request. Councilmember Wood asked city staff for clarification on who would be responsible. Water Director Kyle Marine explained that irrigation is at the discretion of the private property

owner, and Parks and Recreation Director Bill Greenwood confirmed the trees on the fence are in their facility and not on public right-of-way.

Brianna King, Coeur d'Alene, spoke about preserving the historic building at 115 Northwest Boulevard, formerly the Museum of North Idaho, which is scheduled for demolition. She argued that repurposing the building into a nonprofit children's museum would offer long-term financial and cultural benefits, including rental income and increased tourism. Ms. King emphasized strong community support, referencing a growing petition on Change.org, and urged the Council to preserve the historic building and turn it into a lasting asset. Mayor Pro Tem Dan English noted that the Council is mindful of the potential uses for city-owned buildings but emphasized that restoration costs are a key factor in those decisions. Councilmember Gookin asked for details about the petition, which Ms. King said could be found on Change.org and shared across local social media platforms.

Ted Turrentine, Coeur d'Alene, expressed concerns about the level of compensation provided to city employees, particularly firefighters and police officers, which he noted makes up a significant portion of the city's expenditures. He challenged the idea that offering top-tier compensation is necessary to attract the best employees, arguing that many residents cannot afford the best of everything and must live within their means, unlike the city, which can raise taxes. He urged the Council to consider the financial burden on taxpayers during future labor negotiations and suggested that less than the best may be acceptable if it helps prevent residents from being taxed out of their homes.

ANNOUNCEMENTS:

Councilmember Evans invited the community to the 29th Annual Coeur d'Alene Arts Awards, hosted by the City of Coeur d'Alene's Arts Commission. This free and festive event celebrates individuals and organizations who have made meaningful contributions to the local arts scene. It will take place on Wednesday, October 22 at 5:30 PM at the Hagadone Event Center.

Councilmember Gookin asked City Administrator Troy Tymesen to share with the public the reasons behind the scheduled demolition of the former museum building at 115 Northwest Boulevard. Mr. Tymesen explained that the building had become uninhabitable due to severe mold issues caused by roof damage, and that remediation costs would exceed any reasonable return on investment. He noted that the building is currently being used for firefighter training and is set for demolition by city staff in March, weather permitting. Councilmember Gookin clarified that, according to the Four Corners Master Plan, the site is intended to become a parking lot.

CONSENT CALENDAR:

1. Approval of Council Minutes for the September 2, 2025 Council Meeting.
2. Setting of General Services/Public Works Committee Meeting to be held September 22, 2025.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Approval of **Resolution No. 25-048** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AGREEMENT WITH

NORTH IDAHO COLLEGE TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES
FOR SCHOOL YEARS 2025-2027.

MOTION: Motion by Evans, seconded by Gookin to approve the Consent Calendar as presented, including **Resolution No. 25-048**.

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

RESOLUTION NO. 25-049

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A SUBSTITUTE GRANT OF EASEMENT AGREEMENT WITH ATLAS MILL 13 SPRINGS DEVELOPMENT, LLC, FOR FIRE ACCESS AND STORMWATER MAINTENANCE IN ATLAS WATERFRONT AREA 13, AND AN EASEMENT FOR THE CONSTRUCTION OF IMPROVEMENTS IN ATLAS WATERFRONT PARK.

STAFF REPORT: Planning Director Hilary Patterson presented a revised grant of easement for Atlas Waterfront Area 13, replacing the previously proposed pedestrian promenade and public access within the development parcel. The new easement shifts pedestrian and non-motorized access, landscaping, and public amenities to the adjacent Atlas Waterfront Park, while preserving fire and stormwater utility access on the development side. Ms. Patterson noted that on December 5, 2023, the City Council approved the transfer of a 7,760-square-foot (0.178-acre) strip of land along the eastern edge of Area 13 to ignite cda, facilitating its sale to deChase Miksis. As part of that transfer, a perpetual easement was established to allow fire and stormwater utility access, as well as pedestrian and non-motorized access between the park and the development. The easement was recorded on December 7, 2023. Area 13 was sold by ignite cda to Area Mill 13 Springs Development, LLC (Developer) on December 8, 2023. However, updated plans for a below-grade parking structure now conflict with the original easement. To resolve this, the Developer will construct a new promenade within the adjacent park, featuring enhanced landscaping and public amenities such as seating, lighting, and a shade structure.

Parks and Recreation Director Bill Greenwood shared that he and the Developer's team collaboratively developed the easement concept aiming to support the Atlas Waterfront Area 13 project. He noted that the Developer is covering all costs for the public amenities, while the City will handle future maintenance. The plan includes naturalized landscaping, bench seating, a shade structure, and public access points along the trail. Mr. Greenwood praised the screening between public and private areas and mentioned irrigation adjustments needed during construction. Councilmember Wood expressed strong support for the revised easement concept, stating that it offers greater public benefit than the original plan.

Dean Papé, Atlas Mill 13 Springs Development LLC Manager, expressed enthusiasm for the Atlas Waterfront Area 13 project and appreciation for the City of Coeur d'Alene's collaboration. He highlighted the improved design, which replaces hardscape with greenscape to allow emergency access while maintaining a natural buffer between the park and development. Mr. Papé noted plans for a public access point connecting the park to a future retail center, enhancing community engagement. He emphasized the benefits of below-grade parking and thoughtful landscaping to soften transitions between public and private areas. Mr. Greenwood mentioned a unique design

element involving the use of "Grasscrete," a material that looks like grass but is strong enough to support fire truck access when properly compacted and installed and offers a visually softer alternative to asphalt while maintaining functionality.

Ms. Patterson further discussed the concept plan, highlighting the inclusion of bike racks throughout the site, especially near seating areas and the restaurant. A previously recorded public access easement will be replaced with a new one that maintains fire and stormwater access but removes pedestrian access. A temporary construction easement within city parkland will allow development of amenities like a pedestrian promenade, with no land being given up. All improvements will be funded by the Developer, with no cost to the city. The new plan aligns with Atlas development standards and supports residential growth and active use of the area.

DISCUSSION: Mayor Pro Tem English commented that during his time with the Ignite board, there were many iterations that went into planning this project. He emphasized the complexity and importance of the site, describing it as a potential cornerstone for future development. He expressed appreciation for the dedication shown by Ignite and city staff in shaping this project. Councilmember Gookin commented on the updated easement proposal and noted that while the plan has changed significantly since the last version, it remains within legal rights. He mentioned receiving a letter expressing concerns about density but clarified that the current discussion is focused solely on the new easement, not on parking or property conveyance. Since the easement involves only right-of-way and not land transfer, it doesn't require a public hearing. He stated that he sees no reason to oppose this proposal.

MOTION: Motion by Wood, seconded by Evans, to approve **Resolution No. 25-049**, approving Easement Agreements between Area Mill 13 Springs Development, LLC, and the City for fire access and stormwater maintenance in Atlas Waterfront Area 13, and for the construction of improvements in Atlas Waterfront Park.

DISCUSSION: Councilmember Miller asked whether lighting would be included in the updated easement area, particularly along the walking path and fire access route, to ensure public usability after dark. Ms. Patterson confirmed that low-level bollard lighting is planned for the walking path, enhancing visibility and safety. She added that lighting around the building is likely. Councilmember Miller emphasized the importance of making the area accessible after dusk, and Ms. Patterson assured that the space would be appropriately lit.

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

RESOLUTION NO. 25-050

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A CONTRACT WITH MARS COMPANY FOR THE PURCHASE OF AN EQUIPMENT WARRANTY, SOFTWARE, AND SERVICES RELATED TO THE RECALIBRATION OF THE CITY'S WATER METER TEST BENCH THROUGH 2029 FOR THE WATER DEPARTMENT.

STAFF REPORT: Water Director Kyle Marine proposed a contract with the Mars Company for equipment, software, and services to recalibrate the city's water meter test bench through 2029. He

explained the importance of the Meter Change-Out Program (MCOP), which involves replacing aging water meters, disassembling and cleaning them, and testing them for accuracy using calibrated equipment. The test bench ensures meters meet American Water Works Association (AWWA) standards, preventing overcharging or undercharging residents. Mr. Marine emphasized that recalibration is essential for compliance and cost-efficiency, especially when testing new and commercial meters, some of which have been found non-compliant and returned to manufacturers, saving the city from revenue loss. The contract would support ongoing maintenance and help the Water Department operate more effectively. It includes annual software updates, equipment recalibration, and warranty coverage, and is expected to save the City on calibration and meter replacement costs. Mars is the sole provider of compatible software, and the contract complies with Idaho purchasing laws.

DISCUSSION: Councilmember Gookin expressed appreciation for the Water Department's efforts to save money for taxpayers but raised concerns about the reliability of long-term contracts, asking about the likelihood that Mars Company would remain in business through the end of the proposed agreement. Mr. Marine noted that Mars has been operating since the 1930s and supplies meter test benches globally. He added that Mars has a strong presence and even uses Coeur d'Alene's setup as a demonstration site for other water companies, sometimes offering discounts. He reassured Council that the City Attorney reviewed the contract thoroughly and included an escape clause, allowing the city to exit the agreement if necessary, while still securing reduced rates through a five-year commitment.

MOTION: Motion by Gookin, seconded by Evans, to approve **Resolution No. 25-050**, approving a contract with Mars Company for equipment, software, and services related to recalibration of the City's water meter test bench through 2029.

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

LAKE CITY EMPLOYEES ASSOCIATION (LCEA) AGREEMENT EXTENSION; POLICE ASSOCIATION AGREEMENT EXTENSION; AND POLICE CAPTAIN MEMORANDUM OF UNDERSTANDING (MOU) EXTENSION

STAFF REPORT: City Administrator Troy Tymesen presented the employee group contracts to the Council, noting that both the Police Officers Association (POA) and Lake City Employees Association (LCEA) had voted to approve their respective agreements pending Council approval. He discussed the Police Captains' Memorandum of Understanding, which required no formal negotiations and aligned with the POA's proposed 3.5% cost-of-living wage adjustment for one year. The LCEA agreed to a similar wage increase and supported a city-wide wage study to update outdated pay structures. Their contract also included improved retirement benefits, increasing the sick leave payout to 40%, with the first \$3,000 directed into a VEBA account. They proposed a two-year agreement with an economic safeguard clause. The POA's contract included a 3.5% wage adjustment, 10% promotional increases, and a reduction in service time for non-sworn members from nine to seven years. They also proposed a survivor benefit providing six months of continued medical and dental coverage for dependents in the event of a line-of-duty death. All costs are accounted for in the approved 2025–2026 budget.

DISCUSSION: Councilmember Wood responded to what was mentioned during the public comment period about the city hiring the best employees. She expressed strong support for the employee contracts. Drawing from her experience as a former city employee, she stressed that competitive but reasonable compensation is essential to attract and retain talent. She highlighted the Council's responsibility to balance affordability with quality service for taxpayers. Lastly, she congratulated the Police Department on its recent re-accreditation. Councilmember Miller acknowledged the extensive work behind the negotiations and asked for clarification on why Police Captains were grouped with the LCEA. Mr. Tymesen explained that while the Captains are outside the Police Officers Association, their wage adjustment matched the 3.5% increase, but they are not formally grouped with LCEA. Councilmember Gookin raised a question about the LCEA agreement, specifically regarding the wage and compensation study clause. He pointed out that while the LCEA may provide written input on the study and comparable organizations, the final terms are determined solely by "the city and the consultant," and asked for clarification on who "the city" refers to. City Attorney Randy Adams stated that the contract for the wage study would ultimately come before the Council for approval. Councilmember Gookin invited Bryan Eiting, LCEA Secretary, to explain what the association expects from the clause to ensure their perspective is understood. Mr. Eiting stated that LCEA wants their input to be visible to the Council, as elected officials representing the community. He acknowledged the financial responsibilities involved and affirmed that LCEA views itself as a steward for public funds. While they are willing to collaborate with the city on the study's implementation, their primary request is for their concerns and feedback to be heard by Council. Councilmember Wood mentioned the formation of a committee to support the wage study. Mr. Tymesen confirmed that the fire union had been contacted for input. He added that the two employee associations, city staff, including department directors, would also participate.

RESOLUTION NO. 25-051

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING A TWO-YEAR EXTENSION AGREEMENT TO THE CURRENT COLLECTIVE BARGAINING AGREEMENT WITH THE LAKE CITY EMPLOYEES ASSOCIATION (LCEA), COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2027.

MOTION: Motion by Gookin, seconded by Evans, to approve **Resolution No. 25-051**, approving an extension of the Agreement with the Lake City Employees Association for two years.

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

RESOLUTION NO. 25-052

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING A ONE-YEAR EXTENSION AGREEMENT WITH THE POLICE OFFICER ASSOCIATION (POA), COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

MOTION: Motion by Gookin, seconded by Wood, to approve **Resolution No. 25-052**, approving an extension of the Agreement with the Police Officer Association for one year.

DISCUSSION: Councilmember Gookin shared that he attended the last negotiation meeting between the Police Officers Association and the city. He recalled a statement from Officer Daniel Haley that the process felt less like a negotiation and more like a one-sided concession, with the police offering compromises while the city did not. Councilmember Gookin expressed concern that this was not the instructions from Council, as the Council would want people to negotiate for them and not to just stand firm. He expressed frustration with the lack of cooperation from the city's side and commended Mr. Haley for showing grace by choosing to avoid arbitration. He suggested that future negotiations might benefit from involving outside professionals to ensure a more balanced and effective process.

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

RESOLUTION NO. 25-053

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING A ONE-YEAR EXTENSION OF THE CURRENT MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF COEUR D'ALENE AND THE POLICE DEPARTMENT CAPTAINS.

MOTION: Motion by Gookin, seconded by Wood, to approve **Resolution No. 25-053**, approving an extension of the Memorandum of Understanding with Captain Jeff Walther and Captain Dave Hagar for one year.

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

COUNCIL BILL NO. 25-1018

AN ORDINANCE AMENDING ORDINANCE 3734, THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, APPROPRIATING THE SUM OF \$142,902,349, WHICH SUM INCLUDES ADDITIONAL MONIES RECEIVED BY THE CITY OF COEUR D'ALENE IN THE SUM OF \$3,523,206; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND PROVIDING AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene, Kootenai County, Idaho:

Section 1 That Section 1 of Ordinance 3734, Ordinance of the City of Coeur d'Alene, be and the same is hereby amended to read as follows:

That the sum of \$142,902,349, be and the same is hereby appropriated to defray the necessary expenses and liabilities of the City of Coeur d'Alene, Kootenai County, Idaho, for the fiscal year beginning October 1, 2024.

Section 2 That Section 2 of Ordinance 3734; Ordinances of the City of Coeur d’Alene be and the same is hereby amended to read as follows:

That the objects and purposes for which such appropriations are made are as follows:

	FY 2024-25 BUDGET	FY 2024-25 AMENDED BUDGET
GENERAL FUND EXPENDITURES:		
Mayor and Council	\$288,967	\$294,167
Administration	252,276	252,276
Finance Department	1,774,867	1,800,083
Municipal Services	2,890,358	3,208,177
Human Resources	487,244	487,244
Legal Department	1,398,512	1,398,512
Planning Department	820,717	823,217
Building Maintenance	764,779	764,779
Police Department	25,790,292	26,897,977
Opioid Grant		294,669
Police Department Grants	247,275	289,980
Fire Department	14,490,604	15,583,996
General Government	38,800	38,800
Streets/Garage	6,679,213	6,805,405
Parks Department	3,035,131	3,094,407
Recreation Department	785,636	804,337
Building Inspection	1,088,306	1,098,806
TOTAL GENERAL FUND EXPENDITURES:	\$60,832,977	\$63,936,832
	FY 2024-25 BUDGET	FY 2024-25 AMENDED BUDGET
SPECIAL REVENUE FUND EXPENDITURES:		
Library Fund	\$2,109,366	\$2,109,366
Community Development Block Grant	359,060	296,411
Impact Fee Fund	1,093,000	1,093,000
Parks Capital Improvements	751,100	751,100
Annexation Fee Fund	580,000	580,000
Cemetery Fund	358,098	365,098
Cemetery Perpetual Care Fund	19,500	19,500
Jewett House	31,120	31,120

Reforestation/Street Trees/Community Canopy	134,500	134,500
Public Art Funds	244,500	244,500
TOTAL SPECIAL FUNDS:	\$5,680,244	\$5,624,595
 ENTERPRISE FUND EXPENDITURES:		
Street Lighting Fund	\$801,000	\$801,000
Water Fund	13,187,728	13,187,728
Wastewater Fund	29,661,316	29,661,316
Water Cap Fee Fund	2,260,000	2,260,000
WWTP Cap Fees Fund	7,143,549	7,143,549
Sanitation Fund	5,469,062	5,469,062
City Parking Fund	1,788,091	1,788,091
Drainage	2,074,668	2,487,668
		0
TOTAL ENTERPRISE EXPENDITURES:	\$62,385,414	\$62,798,414
 FIDUCIARY FUNDS:	 \$3,737,200	 \$3,799,200
STREET CAPITAL PROJECTS FUNDS:	5,866,000	5,866,000
DEBT SERVICE FUNDS:	877,308	877,308
GRAND TOTAL OF ALL EXPENDITURES:	\$139,379,143	\$142,902,349

Section 3 All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4 This ordinance shall take effect and be in full force upon its passage, approval and publication in one (1) issue of the Coeur d’Alene Press, a newspaper of general circulation published within the City of Coeur d’Alene and the official newspaper thereof.

STAFF REPORT: Finance Director Katie Ebner stated that Council Bill No. 25-1018 amends the Fiscal Year 2024–25 budget by increasing it by \$3,523,206 to account for unanticipated revenues and expenditures. She explained that the amendments were discussed in detail during the August meeting and also in the staff report. It reflects necessary appropriations for items that arose throughout the year but were not included in the original budget. The legal process for approving these changes involves passing an ordinance for the budget amendment.

DISCUSSION: Councilmember Wood asked for clarification on the amount used from the fund balance for FY25. Ms. Ebner responded that while projections are most accurate for payroll, other general fund expenses, such as overlay and construction projects, can vary due to the timing of invoices and governmental accounting rules. Despite this uncertainty, the current estimate is a \$3.5 million draw from the fund balance, which is less than the originally projected \$4 million. Of that, \$1.4 million is allocated for the Police Department expansion, and additional funds are earmarked for rebuilding the support services building. An estimated \$1 million covers other unbudgeted items, including higher-than-expected staffing costs in the Fire Department. Although some

departments, like the police, showed savings due to staffing challenges, the overall operational deficit is smaller than last year's \$2.2 million. Councilmember Gookin inquired whether a final financial number would be provided after all transactions are accounted for. Ms. Ebner confirmed that the final figures would be available after the audit, which ensures all accounting procedures were properly followed. She also mentioned her goal to complete the audit earlier than in previous years.

PUBLIC TESTIMONY: Mayor Pro Tem English opened the public testimony portion of the meeting. With no comments received, Mayor Pro Tem English closed public testimony.

MOTION: Motion by Gookin, seconded by Miller, to dispense with the rule and read **Council Bill No. 25-1018** once by title only.

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

MOTION: Motion by Wood, seconded by Miller, to adopt **Council Bill 25-1018**.

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

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

The meeting ended at 7:25 p.m.

Dan English, Mayor Pro Tem