

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

June 3, 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 June 3, 2025, at 6:00 p.m., there being present the following members:

Woody McEvers, Mayor

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

Dan English                       ) Members of Council Absent

**CALL TO ORDER:** Mayor McEvers called the meeting to order.

**INVOCATION:** John Pulsipher of Interfaith CDA led the invocation.

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

**TRADITIONAL FAMILY VALUES MONTH:** Councilmember Gookin read the Proclamation designating Mother's Day to Father's Day as Traditional Family Values Month. Stefanie Fetzer, tradfam.org volunteer, accepted the proclamation and thanked the City Council for recognizing and honoring traditional family values. She emphasized the importance of traditional families in preserving shared values and freedoms, citing statistics and historical quotes to support the resolution. She added that the proclamation is not intended to harm non-traditional families but to uphold the traditional family as a positive societal standard.

**PUBLIC COMMENTS:**

Cathy Mickles, Coeur d'Alene, noted Washington State's major cities' gradual decline of the traditional family structure over the past 40 years. She described witnessing firsthand how political decisions in the past began to subtly devalue, then alter, and eventually redefine the concept of family, which she believed triggered a broader societal unraveling. She added that a similar decline could happen elsewhere, including Coeur d'Alene, if proactive steps aren't taken. She stressed the importance of publicly supporting the traditional family as a foundation for a strong, safe community. She thanked the City Council for taking a lead on this most important issue.

Randy Neal, Coeur d’Alene, expressed appreciation for those in the community who stand up for what is right and support all families. He also thanked those who work to protect human rights, especially as related issues have resurfaced in the community.

Mike Sims, Coeur d’Alene, noted the petition signed by 45 households requesting the City to lower the speed limit on Atlas Road due to noise pollution. He discussed that studies, both in Europe and the United States, that demonstrated a correlation between lower speed limits and reduced road noise. He asked Council to take action and change the regulation, emphasizing the impact on their quality of life.

Bill Green, Coeur d’Alene, expressed agreement with Stefanie Fetzer and Cathy Mickels on the importance of traditional values and families, echoing the sentiment that without these, society begins to unravel. He suggested that the proclamation recognizing traditional families should not be a one-time event but should be every year. He asked for ongoing recognition of the role traditional families play in providing stability, education, and hope for the future. He noted that grandparents should be added in the Proclamation.

Ross Osborne, Spirit Lake, appreciated the Council’s support for traditional family values. He asked Council to make it a permanent proclamation.

Mike Gridley, Coeur d’Alene, appreciated the City leadership and the key projects that benefit the community. He commended Police Chief Lee White and Chief Deputy City Attorney Ryan Hunter for their dedication to upholding the Constitution during challenging times. He mentioned that he had known and worked with good people of different races and sexual orientation. He emphasized that Coeur d’Alene allows people to have the freedom to make lifestyle choices.

Ralph Shay, Coeur d’Alene, stated that family values apply to non-traditional families as well. He noted that he received a citation last Friday for having his dog off-leash. He expressed concern about leash regulations, explaining that his dog plays a role in cleaning up trash and leftover food in city parks. He also raised the issue of e-bike misuse in parks, noting that although he once reported an incident, the individuals involved were not cited—likely because they were able to quickly leave the scene, making enforcement difficult.

## **ANNOUNCEMENTS:**

Councilmember Wood expressed her appreciation to Stefanie Fetzer for highlighting the importance of traditional family values. Responding to public comments, she shared her desire to see Coeur d’Alene become more dog friendly. She also addressed concerns about the misuse of e-bikes in city parks, emphasizing that the issue needs attention and suggesting that the City Council have some conversation on the matter.

Councilmember Gookin thanked Ms. Fetzer for her efforts in preparing the proclamation recognizing Traditional Family Values Month. He also noted that the City has a clear policy regarding e-bike usage.

**CONSENT CALENDAR:**

1. Approval of Council Minutes for the May 20, 2025 Council Meeting.
2. Setting of General Services/Public Works Committee Meeting for Monday, June 9, 2025, at 12:00 noon.
3. Approval of a cemetery lot Repurchase:
  - a. from Judy Gardener; Section RIV, NCB 39 of Forest Cemetery, in the amount of \$1,000.00
  - b. from Joseph Cosgrove, Section RIV, Block H, Lot 295, Forest Cemetery Annex, in the amount of \$1,050.00
4. Approval of 9 firework stand permits for 2025
5. Approval of SS-24-05 Mill River Waterfront Addition, Final Plat

**FIRST MOTION:** Motion by Gookin, seconded by Wood, to approve the Consent Calendar as presented, with amendment to pull out item 5 regarding the approval of SS-24-05 Mill River Waterfront Addition, Final Plat for further discussion.

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

**DISCUSSION:** Councilmember Gookin asked Community Planning Director Hilary Patterson to address questions about the Mill River Waterfront Addition item complying with open space requirements and the shoreline ordinance with the reduced setbacks. Ms. Patterson explained that the short plat includes a 25-foot shoreline setback and no encroachments into that setback. The owner had previously requested deviations through the PUD process to allow decks to encroach into the shoreline setback area and to do a private recreational tract for docks. That request was denied. This short plat does comply with the Mill River PUD. The reduced shoreline setback for this C-17 PUD-zoned lot was approved through the Mill River Planned Unit Development (PUD) in 2004. She added that the irregular shapes of the lots near the river contributed to the reduced setback on this lot and reduced driveway lengths on the residential lots to the east where some driveways are as short as eight feet while others extend to fifteen feet, resulting in a diverse layout across the properties. She confirmed that the final plat meets the code requirements for 5,000 square foot lots and 50 feet of frontage and that the open space requirements outlined in the Mill River Planned Unit Development (PUD) have been satisfied. Councilmember Gookin added that he pulled the item from the Consent Calendar to ensure there were no additional concerns from other Councilmembers.

**SECOND MOTION:** Motion by Gookin, seconded by Wood, to approve SS-24-05 Mill River Waterfront Addition, Final Plat.

**DISCUSSION:** Councilmember Miller noted that regardless of any concerns about density, the proposed development falls within the rights of what the property owners are allowed to build. She asked what he hoped to achieve by pulling it from consent for discussion. Councilmember Gookin agreed with Councilmember Miller and stated that while the development complies with regulations, he still had concerns because the project is located right on the waterfront, involves smaller lot sizes, and he wanted to make sure it complied with the open space, and because it is before City Council for approval. He recalled past issues with another waterfront development, where the required 10% open space kept being pushed down the river as new phases were built.

This led to a situation where, by the time the final phase was reached, the last property owner was unable to build because the remaining land had to be designated as open space.

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

### **RESOLUTION NO. 25-027**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROPRIATING AN AMOUNT NOT TO EXCEED ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00) FOR THE CONSTRUCTION OF A POLE BUILDING OR REMODEL OF AN EXISTING BUILDING FOR A POLICE TRAINING FACILITY.

**STAFF REPORT:** Police Chief Lee White noted that the Police Department shares the 3800 Ramsey campus with the Streets & Engineering and Fire Departments. As such, it lacks a safe and adequate space for realistic scenario-based training. The proposed facility addresses this long-standing need and aligns with ongoing campus development. Although not included in the current financial plan, the project can be funded through vacancy savings within the Police Department's budget. He explained that two bids had been received to demolish and rebuild the structure, but the City also consulted an engineer to explore the possibility of retrofitting the existing building. The retrofit would involve extending the structure, insulating it, and making it suitable for year-round use. However, challenges have arisen due to the roof design and misaligned trusses, which complicate structural modifications. Another concern is the need to accommodate vehicles inside the facility for training purposes, which may require removing or relocating support posts to allow for garage access and maneuverability. Chief White requested the Council's authorization for an amount not to exceed \$145,000, explaining that final engineering assessments are still pending to determine whether the existing structure should be completely demolished and rebuilt. He noted that his previous request was for \$135,000, but an additional \$10,000 was added to account for potential disposal fees that may arise during the project, bringing the total request to \$145,000.

**DISCUSSION:** Councilmember Wood asked Chief White to confirm that he had previously identified salary savings to cover the cost of the proposed training facility and asked what training arrangements had been in place over the past ten years. Chief White confirmed that they have identified salary savings and explained that they use an abandoned building for a short period, which allowed both patrol shifts to complete training during overlapping schedule days. However, without a consistent facility, only half the department can be trained at a time, potentially leaving the other half without the same training for a year or more. He added that the Fire Department had temporarily allowed use of one of their bays for training, but this was not ideal due to the use of simulation rounds, which can leave marks and residue. Outdoor training has also been conducted when the weather permits, but winter conditions make this impractical. Councilmember Wood commended Chief White for his efforts, noting that in-service training is not only essential for officer readiness but also a legal requirement. She emphasized that the City lacks a large budget for sending officers to external training, making local in-house training even more critical. She reiterated that untrained officers pose one of the greatest liabilities to a City and expressed strong support for the funding request.

Councilmember Gabriel expressed concern about the proposed training facility potentially being too small and asked whether the proposed space would truly meet long-term needs. Chief White explained that they have stored modular cubicles that can be used to create movable walls within the facility, allowing for flexible training scenarios. He added that the design includes enough open space to accommodate vehicles and outdoor training. He noted that the site has limited room for expansion but believes the current plan will meet their needs.

Councilmember Miller referenced concerns raised during the previous meeting about the proposed training facility and asked whether those issues had been addressed. City Administrator Troy Tymesen responded that construction of the new salt storage building is already underway and progressing well. He also noted that staff are actively working to evaluate the most cost-effective approach for the police training facility.

Councilmember Wood asked about the projected timeline for the training facility project. Chief White responded that the schedule would depend on several factors, including the contractor, the completion of the new salt storage building, and the acquisition of necessary permits.

**MOTION:** Motion by Wood, seconded by Gabriel to approve the **Resolution No. 25-027** - Approving budget authority to construction a training facility at the Police Department, 3818 Schreiber Way in the amount not to exceed \$145,000.00.

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

### **RESOLUTION NO. 25-028**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE ESTABLISHMENT OF THE ART SPOTLIGHT CDA PROGRAM WITH A TOTAL FUNDING OF \$15,000 ANNUALLY.

**STAFF REPORT:** City Administrator Troy Tymesen noted that the City of Coeur d'Alene Arts Commission, established to promote public engagement with the arts and cultural heritage, is launching the Art Spotlight CDA program to support local performing arts organizations. This initiative aims to enrich the community through theatre, music, dance, and opera, enhancing the city's cultural identity and appeal to both residents and visitors. Eligible applicants must be Kootenai County-based 501(c)(3) nonprofits with at least five years of programming experience. From July 1 to August 15, 2025, organizations can apply for funding by submitting a detailed letter outlining their proposed project and its community impact. A Selection Committee will evaluate submissions based on artistic quality, feasibility, and community benefit. The program will provide up to \$15,000 annually from the City's Art Fund, awarding either three grants of \$5,000 or two of \$7,500, with a potential second-year renewal.

**DISCUSSION:** Councilmember Evans expressed her appreciation to the Arts Commission, City Administrator Troy Tymesen, and City Attorney Randy Adams for their efforts in expanding opportunities for performing arts in the community. Councilmember Gookin asked whether a Councilmember would be included on the Selection Committee and whether the chosen

performing arts organizations would be presented to the Council, emphasizing the importance of keeping the public informed. Mr. Tymesen confirmed that a Councilmember would serve on the committee and that the Arts Commission would review submissions and return to the Council for final approval of the selected organizations to receive funding. Councilmember Miller sought clarification on the funding source, and Mr. Tymesen explained that the funds would come from the City's Art Fund. Councilmember Wood commented that she appreciates the City's support for various forms of art.

**MOTION:** Motion by Gookin, seconded by Miller to approve the **Resolution No. 25-028** - Approving an Art Spotlight CDA Program, in the amount of \$15,000.00 annually.

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

## **OVERVIEW OF WATER RATES AND CAPITALIZATION FEES**

**STAFF REPORT:** FCS Group Project Manager Brooke Tacia presented the rate and capitalization fee study that was recently completed. She stated that the financial forecast spans from fiscal year 2025 to 2032, using the 2025 budget as a baseline and applying inflationary adjustments. The study aimed to maintain a reserve equal to 90 days of operating expenses, estimated between \$1.4 and \$1.8 million. With an expected annual customer growth rate of 1.15% or 300 new units per year, revenue is projected to increase from \$7.9 million to \$8.6 million. Expenses are anticipated to rise by about 3.5% annually. The capital improvement plan includes \$84.3 million in projects, partially funded by a new \$736,000 annual debt service generating \$5 million in proceeds. The study also looked into updating capitalization fees over a three-year phase-in. Two rate scenarios were presented, with the first scenario funding the full \$84.3 million capitalization plan involving 22% annual rate increases from 2025 to 2027, then dropping to 2% annually. This would result in a monthly increase of \$5.23 in 2025 for single-family homes, rising to \$7.80 by 2027 before dropping to under a dollar. The second scenario involves funding a reduced capital plan of \$68.3 Million involving 8.6% annual rate increases from 2025 to 2032, which is a little over \$2 a month to start and \$3.64 in 2032 Ms. Tacia emphasized that reducing capital costs carries significant risks. The capital improvement plan was designed to fully support the utility's needs, so cutting it could hinder growth and lead to deferred maintenance. While the system might function in the short term, there's uncertainty about its long-term reliability if critical infrastructure is not addressed.

Water Department Director Kyle Marine noted that the Capital Improvement Plan outlines capital projects over a five-year period. The five-year plan includes detailed breakdowns for supply needs, booster station replacements, storage tank maintenance, distribution system upgrades, and capital improvements. A 20-year outlook is also included, estimating future needs like wells and tanks based on projected growth. Ms. Tacia stated that a 3-year phase in capitalization fees plan schedule is being proposed and the one-time charge would apply to new connections, not ongoing rates. The Council is asked to review and provide feedback on proposed rate scenarios ahead of a public hearing scheduled for July 15, 2025, with new rates potentially taking effect August 1, 2025.

**DISCUSSION:** Mayor McEvers asked why the revenue projections show a climb followed by a drop-off. Ms. Tacia explained that the capital plan is somewhat front-loaded, meaning a significant

portion of the funding is needed early on. Since much of the plan is being cash-funded, it's important to bring in revenue quickly to support those early expenditures. By 2032, the cumulative funding under scenario one would reach about 96%, while scenario two would be around 93%, indicating both scenarios converge closely by the end of the eight-year period.

Councilmember Miller inquired about the basis for the 12,000 gallons per month usage figure. Ms. Tacia clarified that this number is derived from detailed customer statistics maintained by the city. It represents an annual average, with winter usage typically around 5,000 to 6,000 gallons, which can triple during the summer due to outdoor water use by single-family residences. This seasonal peaking significantly influences infrastructure sizing, as systems must be built to accommodate those peak demands.

Mayor McEvers inquired if the City is able to complete the five-year Capital Improvement Plan in the past with Mr. Marine confirming that the City has historically stayed on track with its five-year plans to ensure keeping up with the city's needs and consistently uses a 20-year scope during rate studies and capital planning to ensure long-term alignment with the city's development.

Councilmember Wood sought clarification on the timing of the new water rates, noting that in an earlier presentation, it mentioned they would take effect in 2026, yet the current presentation stated August of this year. Mr. Marine clarified that the initial rate adjustment is scheduled to take effect on August 1st, with subsequent annual increases beginning April 1st, consistent with the city's past practice of implementing 2.5% annual increases each April. However, due to the city's rapid growth and the time required to complete the comprehensive plan and rate study, the process was delayed hence this is brought up on a later date. Councilmember Wood then raised that the City is one of the largest water users, particularly for maintaining green spaces. Discussion ensued regarding reducing water use in specific areas.

Councilmember Gookin expressed concern that some of the projects listed in the plan were unfamiliar to him, while others he believed had already been funded. He requested additional time to thoroughly review the materials, noting that there's a substantial amount of information to digest. He proposed holding a workshop to allow Council to review the details, ask questions, and better understand the priorities and changes.

Councilmember Evans raised a question regarding scenario two, specifically in relation to the outlined risks associated with the \$16 million in potential capital reductions. She noted that while the immediate risk might appear to be reduced maintenance, the long-term risk could be significantly higher. For example, delaying these investments could lead to larger, more expensive repairs down the line. Mr. Marine explained that the \$16 million in project reductions under scenario two were based on removing items from the existing budget over the next five years. They tried to match the target reduction as closely as possible without underestimating costs. The City typically reinvests \$700,000 to \$800,000 annually into system maintenance but rising material costs are reducing what can be accomplished. He added that they are exploring cost-effective alternatives to maintain infrastructure and to avoid system failures or water outages.

Councilmember Wood expressed support for holding a short workshop to allow more time for reviewing the rate proposal and asking informed questions. She acknowledged that a rate increase

might be necessary due to future infrastructure needs but emphasized that both the public and Council need adequate time to understand the details.

Councilmember Gookin stated that while he is generally opposed to raising rates, he wants to ensure that any increase is clearly justified to the public. He stressed the need for more detailed information and time to review the plan thoroughly so that, if a rate increase is proposed, he can confidently explain to the public that it is necessary.

Councilmember Miller questioned the fairness of using rate increases to curb water usage, noting that such measures may not impact individuals with more financial flexibility and potentially making the increase feel punitive to those who are already using water responsibly. She expressed interest in exploring alternative strategies in reducing peak summer water usage. She supported the idea of a future workshop to examine the options more thoroughly and understand their impact on long-term projections.

**MOTION:** Motion by Gabriel, seconded by Gookin to direct staff to set a Council Workshop for a discussion on water rates and capitalization fees.

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

### **RESOLUTION NO. 25-029**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A MEMORANDUM OF UNDERSTANDING FOR THE NORTH IDAHO SAUSA INITIATIVE.

**STAFF REPORT:** City Attorney Randy Adams noted in his staff report that the opioid and fentanyl crises have deeply impacted North Idaho, with major highways serving as trafficking routes. In response, Governor Brad Little launched Operation Esto Perpetua, which led to the recommendation of establishing a Special Assistant U.S. Attorney (SAUSA) in Coeur d'Alene to prosecute drug traffickers using federal resources. This North Idaho SAUSA Initiative, modeled after successful programs in Boise and Pocatello, will be funded through a collaboration of federal, state, and local entities. The \$140,000 annual cost is largely covered by the Governor's Office and HIDTA, with local jurisdictions contributing the remaining \$15,000 with Coeur d'Alene's share expected to be \$3,000 or less. The SAUSA will begin work on July 1, 2025, with the State covering local contributions until October. The initiative complements recent local efforts, including the formation of a drug team and acquisition of fentanyl testing equipment. While not a complete solution, the SAUSA role is seen as a critical step in reducing drug-related crime. Mr. Adams recommended for the approval of the Memorandum of Understanding to formalize the City's participation. He also introduced Ben Allen, Shoshone County Prosecuting Attorney, one of the driving forces behind the North Idaho SAUSA initiative.

**DISCUSSION:** Councilmember Wood inquired if there are funding left on the opioid settlement fund and asked why the funding will be taken from the legal department's budget. Mr. Adams

explained that it seems to be a legal expense, and he is not aware if there is any other source of funding for the \$3,000.00.

Councilmember Gookin asked how the success of the North Idaho SAUSA initiative would be measured, with Mr. Adams responding that success could be evaluated through metrics such as the number of prosecutions, drug-related arrests, and the volume of fentanyl and other opioids confiscated. These crime statistics are regularly monitored and could reflect the program's impact, particularly the prosecutions directly tied to the SAUSA position in the District of Idaho. Councilmember Wood asked whether municipalities would receive regular updates or an end-of-year report to track drug trends and outcomes. Mr. Allen confirmed that the SAUSA assigned to the role will be required to compile and provide quarterly reports detailing case data and statistics. Local partners will be invited to participate in these reporting sessions, likely via video conference, allowing them to ask questions directly to the federal prosecutors handling the cases. Additionally, an annual review will compare North Idaho SAUSA's performance with other SAUSA programs in the state, both of which already follow similar reporting structures.

Mayor McEvers asked whether local police and sheriffs would still handle arrests and whether offenders would be prosecuted locally or elsewhere. Mr. Allen clarified that while local law enforcement will continue making arrests and conducting investigations, the key difference lies in prosecution and incarceration. Under the SAUSA program, federal authorities will handle prosecution, and the costs of housing and incarcerating offenders, especially those receiving long federal sentences, will shift from local taxpayers to the federal government. This results in significant cost savings for local jurisdictions. Mr. Allen also noted that federal cases are more likely to be resolved without lengthy court proceedings due to mandatory minimum sentences, which can reduce the workload for local officers involved in investigations.

Mr. Adams emphasized that by making it harder for drug traffickers to operate in the area, the SAUSA initiative is expected to reduce the overall drug flow, which in turn would lessen the burden on local law enforcement and city prosecutors who handle smaller cases. This long-term reduction in drug-related activity should also lead to a decrease in associated crimes. Councilmember Wood then asked whether detectives assigned to these cases would have direct access to federal prosecutors for guidance on evidence or search warrants. Mr. Allen clarified that while the SAUSA will function like existing federal prosecutors, they will be dedicated specifically to drug trafficking cases from local partner jurisdictions. This focused approach increases the likelihood that local cases will meet federal thresholds and be prosecuted at the federal level. However, the SAUSA will not be an on-call resource for immediate inquiries, but rather an additional dedicated prosecutor to help manage the caseload.

**MOTION:** Motion by Evans, seconded by Miller to approve the **Resolution No. 25-029** - Approving of a Memorandum of Understanding for a partnership to fund a new Special Assistant United States Attorney (SAUSA) for North Idaho to help combat drug trafficking.

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

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

The meeting adjourned at 7:58 p.m.