DRAFT MINUTES OF THE CITY COUNCIL MEETING
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

Tuesday, November 10, 2026

Regular Meeting: 5:00 PM
Hayden City Hall Council Chambers, 8930 N. Government Way, Hayden, ID 83835

CALL TO ORDER
Mayor Davis called the meeting to order at 5:02 PM.

ROLL CALL OF COUNCIL MEMBERS
Present: Ed DePriest, David Erickson, Matthew Roetter, Tom Shafer. Council Member Erickson attended virtually.

PLEDGE OF ALLEGIANCE
Mayor Davis asked Council Member Roetter to lead the pledge of allegiance.

ADDITIONS OR CORRECTIONS
None

1. **PRESENTATION**
   A. Extra Mile Heroes
   Mayor Davis presented Steve Meyer with an award recognizing him as an Extra Mile Hero in Hayden.

2. **CONSENT CALENDAR** ***All items on the Consent Calendar are Action Items***
   A. Approval of October 27, 2026 City Council Meeting Minutes
   B. Approval of Clearwater Financial Addendum #2 for Law Enforcement Consultant Services
   C. Ratification of October Payroll
   D. Ratification of Bills Paid
   E. Approval of Bills for Payment

   MOTION: Council Member Roetter moved to approve the consent calendar as presented. Council President DePriest provided the second.

ROLL CALL VOTE:	
Council Member Erickson	Yes
Council Member Shafer	Yes
Council President DePriest	Yes
Council Member Roetter	Yes

   The motion was approved by a unanimous vote in favor.

3. **VISITOR/PUBLIC COMMENT** (3-minutes maximum)
   Daniel Owsley, non-Hayden resident, spoke regarding the proposed use of Automated License Plate Readers (ALPRs). He expressed concerns about the privacy and cybersecurity implications of technology.

Mr. Owsley stated that ALPR systems are part of broader data collection networks and raised concerns about the security of the software and cloud-based systems that support them. He noted that cyber threats targeting governments and technology systems continue to increase and argued that data collected through ALPR programs could become vulnerable to unauthorized access.

He also stated that some modern systems may collect information beyond license plates, including Bluetooth and Wi-Fi signals associated with vehicles and mobile devices. He expressed concern that data from multiple sources could potentially be combined with artificial intelligence technologies to create detailed profiles of individuals.

Mr. Owsley discussed the potential use of artificial intelligence and data analytics in political messaging, online influence campaigns, and scams, suggesting that larger datasets can increase opportunities for profiling and targeted communications.

In closing, he encouraged the city to prioritize investments in cybersecurity and the protection of residents' personal information rather than implementing ALPR technology.

4. PUBLIC HEARING (Public Testimony will be received for these items)

A. *ACTION ITEM* PZE-24-0013 Hazelnut Glen Phased Subdivision Preliminary Plat

After reading the procedures for an applicant initiated public hearing. Mayor Davis opened the hearing at 5:09 p.m.

STAFF INTRODUCTION: Community Development Director Donna Phillips introduced the Hazelnut Glen phased subdivision preliminary plat, a request for approval of a 126-lot phased subdivision on approximately 38.94 acres located north of West Prairie Avenue and east of Huetter Road. She identified Ray Kimball of Whipple Consulting as the applicant and engineer of record and noted representatives of OO Land Holdings LLC were present.

APPLICANT: Ray Kimball, Whipple Consulting Engineers, presented the proposed Hazelnut Glen subdivision, a 126-lot phased residential development on approximately 39 acres. He stated the project complies with the property's residential zoning and annexation agreement, which limits density to four units per acre, and includes a network of internal streets, greenbelt pathways, and pedestrian connections consistent with the city's transportation and parks master plans.

Mr. Kimball highlighted planned infrastructure improvements, including construction of a traffic signal at Carrington Street and Prairie Avenue during the first phase of development, roadway improvements, water and sewer extensions, and development of the regional H-8 lift station in partnership with neighboring property owners and the school district. He stated the project would pay all required impact fees, meet applicable city standards and conditions of approval, and provide transportation and utility improvements to serve both the subdivision and the surrounding area.

Elizabeth Tellessen, legal counsel for the developer, discussed agreements among neighboring landowners that facilitate construction of the H-8 lift station, shared utility easements, and roadway connections. She noted that the lift station and related infrastructure are intended to be dedicated to the city upon completion and

emphasized cooperation among property owners, the school district, city staff, and the church property owner to complete needed public improvements and intersection realignment at Carrington and Prairie.

COUNCIL QUESTIONS: Council Member Roetter asked for assurance that funding and agreements for the regional H-8 lift station were sufficiently in place to ensure the project would be completed if the subdivision were approved. The question focused on whether participating developers had committed the necessary resources and whether mechanisms existed to prevent delays if one party withdrew from the agreement.

In response, Ms. Tellessen stated that the participating developers have invested in the design, approval, and bidding of the lift station project and are committed to its completion. She noted that the agreement includes provisions to allow the project to move forward even if one participant drops out and added that the subdivision could not proceed to final plat approval without completion of the lift station.

STAFF: Ms. Phillips summarized the staff analysis and noted that the Planning and Zoning Commission recommended approval of the Hazelnut Glen Preliminary Plat with staff-recommended conditions. She reviewed the subdivision's compliance with city code, infrastructure requirements, utility service, transportation and parks master plans, zoning standards, agency comments, and proposed conditions of approval, including construction of the Carrington Street/Prairie Avenue traffic signal and completion of the H-8 sewer lift station before development proceeds.

COUNCIL QUESTIONS: Council members asked questions regarding the applicable comprehensive plan, required traffic improvements at Downing Lane and Prairie Avenue, responsibility for transportation mitigation measures within the Post Falls Highway District, HOA maintenance of greenway areas, Kootenai County Sheriff's Office comments, sewer infrastructure requirements, water rights, city oversight of the H-8 lift station project, and construction of the developer-funded traffic signal. Staff clarified that required infrastructure improvements must be completed before further development phases can proceed and that city oversight and inspections will occur throughout construction.

PUBLIC COMMENT: For: Brian Johnson and Sam Johnson indicated their favor for the subject case but did not provide comments.

Neutral: Paul Hourlland, non-Hayden resident living on the existing dead-end portion of Cranston Road, spoke on behalf of neighboring residents. He expressed concerns about any future extension of Cranston Road beyond Carrington Street, stating that the existing 40-foot right-of-way is not designed to accommodate additional traffic. He said area residents would prefer Cranston remain a dead-end street and suggested a barricade similar to the one on Robison Road if a connection were ever proposed.

Against: None

APPLICANT REBUTTAL: Mr. Kimball responded to issues raised during testimony, clarifying that the Downing Lane/Prairie Avenue intersection will be stop-controlled with restricted turning movements, and that the traffic signal at Carrington Street and Prairie Avenue is intended to improve traffic flow and safety. He stated that water rights associated with an existing irrigation well would be transferred to

Hayden Lake Irrigation District, confirmed there are no plans to extend Cranston Avenue eastward, and reiterated that the developer will fully fund and construct the Carrington/Prairie traffic signal as part of Phase 1, regardless of final cost. He also explained that the traffic signal was proposed as a comprehensive mitigation measure in lieu of proportionate contributions toward multiple future transportation improvements identified in the traffic study.

Council members asked about the anticipated construction schedule, project buildout timeline, and whether completion of the traffic signal was tied to cost or construction. The applicant stated that the signal is expected to be constructed in the first phase of development, potentially as early as the next construction season, and that full buildout is anticipated to take approximately four to five years, subject to market conditions. The applicant further confirmed that the approval conditions require completion of the signal, regardless of cost.

Scott Krajack representing OO Land Holdings added that discussions with the Kootenai County Sheriff's Office indicated its concerns were related to interagency agreement issues rather than changes to the subdivision design, noting that the number of lots and overall layout had not changed between reviews.

Following the rebuttal, council briefly questioned staff regarding potential city obligations for land acquisition or right-of-way acquisition associated with the project and discussed the availability of nearby park and recreation facilities. Staff confirmed the city would not be responsible for acquiring land or right-of-way for project-related improvements and noted that existing recreational facilities are available within adjacent developments.

Mayor Davis closed the hearing at 6:32 p.m.

COUNCIL DELIBERATIONS: Council members expressed support for the proposed Hazelnut Glen Preliminary Plat, noting that the application meets the applicable standards for approval and complies with city code and state land-use requirements. Several council members acknowledged public concerns regarding growth and additional development but emphasized that property owners have the right to develop land in accordance with its zoning and approved density limits.

Council members also highlighted project benefits, including the developer-funded construction of the Carrington Street/Prairie Avenue traffic signal, installation of greenway improvements, and construction of the H-8 sewer infrastructure. While recognizing the impacts associated with growth, council members concluded that the subdivision satisfies the required criteria and indicated their support for approval.

MOTION: Council President DePriest moved to approve PZE24-0013, the Hazelnut Glen Phased Subdivision Preliminary Plat, subject to the staff-recommended conditions of approval, finding that the request is in accordance with the applicable standards of the Hayden City Code based upon the testimony received at the City Council public hearing, the recommendation of the Planning and Zoning Commission, and the record of the application. Council Member Roetter provided the second.

ROLL CALL VOTE:
Council Member Erickson Yes
Council Member Shafer Yes
Council Member Roetter Yes
Council President DePriest Yes

The motion was approved by a unanimous vote in favor.

5. UNFINISHED BUSINESS

A. *ACTION ITEM* Automatic License Plate Readers Policy Discussion

Council discussed whether the City of Hayden should develop a formal policy or ordinance addressing Automated License Plate Readers (ALPRs) and other surveillance technologies. Mayor Davis noted that while he had previously favored relying on council's stated intent rather than formal policy, concerns had been raised about the city's lack of authority to address privately installed surveillance systems if no local regulations exist.

Council Member Erickson expressed concerns about the growth of ALPR technology in surrounding communities and supported exploring policy options to protect privacy interests before the technology became more prevalent in Hayden. He recommended a workshop to examine potential regulations and legal considerations.

Council Member Shafer supported further discussion, citing privacy concerns, the potential commercial use and sale of collected data, and examples of other municipalities that have adopted regulations addressing ALPR technology. He distinguished between surveillance on public property and private property but said both issues warrant further examination.

Council Member Roetter acknowledged potential public safety benefits of license plate readers, sharing examples where the technology assisted law enforcement in locating vulnerable individuals. He also voiced concerns regarding privacy, data retention, access to collected information, and the use of ALPR systems by private entities. He supported a workshop to explore those issues and the city's relationship with county law enforcement policies.

Council President DePriest agreed that additional discussion is needed and focused on questions regarding the city's authority over cameras installed on private property, access to collected data, ownership of information, and limitations on municipal regulation. He indicated support for a workshop to better define the scope and purpose of any future policy.

Legal Counsel Fonda Jovick advised that council should first determine whether it wishes to pursue additional policy development before considering specific regulatory language. Counsel explained that existing Idaho law primarily addresses government agencies operating or accessing camera systems and that questions regarding privately owned systems would require further legal analysis.

Council reached consensus to schedule a workshop, tentatively in January, to further evaluate potential ALPR regulations, privacy concerns, public safety considerations, legal authority, data retention, access, placement, and enforcement issues. Staff and legal counsel agreed to prepare a framework and discussion materials to guide the workshop.

6. NEW BUSINESS

A. Public Works 2026-27 Winter Response Presentation

Ty Kovatch, Deputy Director of Public Works, presented the City's 2026-27 winter operations overview on behalf of Alan Soderling. He reported that the city maintains approximately 180 lane miles of roadway and utilizes a 12-person team, consisting of streets and parks staff, to provide snow and ice control services. Crews generally aim to clear city streets within 24 to 48 hours, depending on storm conditions, staffing, equipment availability, and other operational factors.

Mr. Kovatch explained that snow removal efforts prioritize arterial and collector streets before residential neighborhoods to ensure safe travel on the city's busiest roadways. He noted that staff have gained additional experience since last winter and that the city now has improved deicer storage and application capabilities at the new public works facility. He also discussed factors affecting winter response, including storm timing, precipitation levels, equipment reliability, traffic conditions, and employee fatigue.

The presentation included reminders that property owners are responsible for clearing sidewalks and maintaining frontage areas, and residents were encouraged to remove obstacles such as parked vehicles and garbage containers from snowplow routes. Staff also encouraged residents to prepare for winter weather in advance and to be patient during snow events as crews work through established priorities.

During council discussion, members asked questions regarding drainage concerns, snow berms created during plowing operations, snow removal routes, equipment condition, staffing, and maintenance capabilities. Staff reported that equipment is in good condition, deicer supplies are fully stocked, and both city and contract mechanical support are available as needed. Council members expressed appreciation for public works staff and emphasized the importance of public understanding and patience during winter weather operations.

7. REPORTS

A. City Administrator Report and Calendar Review

City Administrator Lisa Ailport reminded council and the public that City Hall would be closed for Veterans Day and noted the Veterans Day ceremony in McIntire Family Park. She also advised that city offices will be closed the day after Thanksgiving and asked council whether they wished to hold the December 22 council meeting. Staff recommended holding at least a brief meeting to approve year-end bills and vendor payments, and council members indicated they expected to be available, including remotely if necessary.

Ms. Ailport also provided an update on council's strategic planning priorities, explaining that staff has been tracking progress on projects identified during the annual strategic planning process. She reported that several projects have been completed while others remain in progress or have been delayed due to ongoing law enforcement-related discussions and other priorities. Council discussed the status report, requested clarification on how completed and ongoing projects were identified, and asked that progress updates continue to be provided periodically. Staff indicated the project status report is intended to be updated quarterly and will help inform the council's next strategic planning discussion after the first of the year.

B. Finance

Staff noted that the monthly financial report reflects preliminary revenue and expenditure figures that may continue to change as year-end audit adjustments are completed. Preliminary results indicate that General Fund revenues exceeded expenditures, and staff anticipates the final audit will reflect a positive financial position for fiscal year 2026.

Council asked questions regarding intergovernmental revenues, state revenue-sharing payments, and projections for fiscal year 2027. Staff explained that a significant state revenue-sharing payment was received and posted in October and stated there are no current concerns regarding the city's financial outlook for 2027. Discussion also included funding received from the Lakes Highway District for maintenance of roads within its jurisdiction and uncertainty surrounding potential future changes to Idaho's property tax system and their possible impact on municipal budgeting.

Council members also requested clarification regarding investment and fund balance accounts, including LGIP investments, bond investments, and interest earnings. Staff explained how those funds are accounted for, how investment gains and losses are tracked, and how interest revenue is allocated among city funds.

C. Law Enforcement

Mayor Davis reported that no formal law enforcement report was provided, as the City and Kootenai County Sheriff's Office continue negotiating a law enforcement services contract. Discussion remains focused on two primary issues: the proposed level of service and the methodology used to calculate overhead costs associated with the contract.

Public Safety Director David Hagar provided an update on his review of the county's overhead calculations. He explained that while the mathematical calculations appear accurate, the city has questions regarding the methodology used to allocate overhead costs. Mr. Hagar noted that public safety services operate differently from private-sector businesses because law enforcement coverage must be maintained regardless of call volume or profitability. He reported that ongoing discussions with the sheriff, undersheriff, and county finance staff have led to productive conversations and a better mutual understanding of the issues.

It was emphasized that the goal is to reach a fair agreement that provides appropriate law enforcement services for Hayden residents while ensuring that neither the City nor the County unfairly subsidizes the other. Staff indicated negotiations are continuing and progress is being made toward resolving the remaining issues.

D. Mayor/Council

No reports

Mayor Davis recessed the meeting for a break from 7:35 - 7:42 p.m.

8. REQUEST FOR FUTURE AGENDA ITEMS

9. EXECUTIVE SESSION *ACTION ITEM* ***(Action will be taken to enter and exit Executive Session. No action will be taken during the Executive Session)***

A. Idaho Code 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

MOTION: Council President DePriest moved for the meeting to enter executive session under Idaho Code 74-206(1)(f). Council Member Roetter provided the second.

ROLL CALL VOTE:	
Council Member Shafer	Yes
Council Member Erickson	Yes
Council Member Roetter	Yes
Council President DePriest	Yes

The motion was approved by a unanimous vote in favor. The meeting entered executive session at 7:43 p.m.

MOTION: Council Member Roetter moved to exit executive session. Council President DePriest provided the second.

ROLL CALL VOTE:	
Council Member Erickson	Yes
Council Member Shafer	Yes
Council President DePriest	Yes
Council Member Roetter	Yes

The motion was approved by a unanimous vote in favor. The meeting exited executive session at 8:56 p.m.

10. ADJOURNMENT

The meeting was adjourned at 8:57 p.m.