

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

Tuesday, March 24, 2026

Regular Meeting: 5:00 PM

Hayden City Hall Council Chambers, 8930 N. Government Way, Hayden, ID 83835

CALL TO ORDER

The meeting was called to order at 5:02 PM.

ROLL CALL OF COUNCIL MEMBERS

Present: Ed DePriest, David Erickson, Matthew Roetter, Tom Shafer.

PLEDGE OF ALLEGIANCE

Mayor Davis asked Council Member Shafer to lead the pledge of allegiance.

ADDITIONS OR CORRECTIONS

None

1. PROCLAMATION

A. Week of Young Child 2026

Mayor Davis read the Week of the Young Child proclamation and proclaimed April 11-17 as the Week of the Young Child in the City of Hayden.

2. CONSENT CALENDAR *All items on the Consent Calendar are Action Items*

A. Approval of February 24, 2026 City Council Meeting Minutes

B. Approval of March 10, 2026 City Council Meeting Minutes

C. Approval of Bills for Payment

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

ROLL CALL VOTE:

Council Member Roetter Yes

Council Member Erickson Yes

Council President DePriest Yes

Council Member Shafer Yes

The motion was approved by a unanimous vote in favor.

3. VISITOR/PUBLIC COMMENT (3-minutes maximum)

Mayor Davis read the guidelines for public comment.

Richard Molstead, 2942 E Hayden Lake Rd, asked whether the developers of the proposed marina project have conducted and submitted an environmental impact study. City officials clarified that public comment is not a back-and-forth discussion and indicated that this question would need to be directed to the developers.

Bill Brizee, Vice-Chair of the Hayden Historic Preservation Commission, shared information about the Commission's mission to preserve and promote the community's

history. He encouraged residents to nominate homes or structures that help tell Hayden's story for a community recognition program. Nominations can include a variety of properties, and selected awards will be presented during National Historic Preservation Month in May. He emphasized community participation and noted that property owners will be notified if their property is nominated.

Tom Brown, non-Hayden resident, is a neighboring property owner to the Hayden Lake Marina, expressed concerns about the proposed marina reconfiguration and expansion. He stated that the plan would consolidate boat access into a single route near his property, significantly increasing boat traffic along his shoreline. He believes this would damage docks and shorelines, diminish recreational use, and negatively impact property values for him and nearby residents.

He also raised concerns about larger boats creating stronger wakes, increased congestion on the lake, and existing parking and traffic issues. Additionally, he noted a lack of communication from marina management with affected neighbors and limited time for public response despite the project being in development for years.

While not opposed to the marina itself, he urged decision-makers to delay action until after the scheduled public hearing and to more thoroughly review the proposal and its impact.

Lauryn Morris, non-Hayden resident, resides in the Coopers Bay condos near the marina, expressed opposition to the proposed marina expansion. He stated that he was unaware of the project until recently and is concerned it will overcrowd the lake, negatively impact fishing, and degrade water quality.

Mr. Morris also raised concerns about increased traffic and parking along the private access road serving his condominium community, noting that many residents are elderly or disabled and require reliable emergency access. Additionally, he questioned the appropriateness of a private entity expanding into a public lake area and urged the city not to support the proposal.

Nancy Spencer, non-Hayden resident and longtime Cooper's Bay property owner, urged the council to delay or deny support for the Hayden Lake Marina expansion. While not opposed to the marina itself, she raised concerns about the proposed scale and configuration of the project, including increased boat traffic in a narrow corridor, safety risks for swimmers and non-motorized users, and loss of usable lake space.

She also highlighted existing and anticipated parking and traffic challenges, lack of adequate infrastructure in the proposal, and potential environmental impacts. Citing significant community opposition, she encouraged the council to thoroughly review all materials and consider holding a public hearing before taking any action.

Rob Krcmerov, non-Hayden resident and adjacent property owner to the Hayden Lake Marina, urged the council to withhold or delay support for the marina expansion so that additional regulatory and public processes can occur. While stating he is not opposed to the marina itself, he argued the council is only seeing one side of the proposal and should consider broader community concerns.

He stated that the marina expansion is primarily intended to recover private capital investment rather than serve a public need and raised concerns about limited community

engagement during the multi-year planning process. He also noted that many residents are only recently becoming aware of the project and that opposition is increasing.

Additionally, he questioned the legality and appropriateness of the proposed off-site parking arrangement on residentially zoned property and said this issue should be reviewed by planning staff before council action. He concluded by requesting a short delay to allow ongoing state review and public hearings to proceed before the city takes a position.

Galen Heatherly, non-Hayden resident, raised concerns about the Hayden Lake Marina expansion, focusing primarily on parking and regulatory compliance issues. He stated the marina is located in Kootenai County, not the City of Hayden, and argued that the project does not meet county parking requirements based on available on-site spaces.

He described a plan to use a separate R1-zoned property on Honeysuckle Avenue within the city as overflow parking with shuttle service, noting that ADA parking would also be located at that off-site lot rather than at the marina. He also referenced prior discussions between marina representatives and the city regarding a potential co-development parking project and suggested the marina's evolving parking plans reflect an unresolved long-term deficiency.

He urged the council to carefully scrutinize the intent and validity of the proposed parking arrangements before considering any letter of support for the project.

Alicia Houston, speaking on behalf of the Hayden Lake Watershed Association, expressed concerns about the proposed Hayden Lake Marina expansion. She cited issues including insufficient on-site parking, zoning and land use conflicts, traffic congestion, and safety impacts on the lake.

She also raised concerns about the marina's current parking compliance, alleging a long-standing shortfall in required spaces, and questioned the legality of an existing shuttle service from an off-site lot. Additionally, she voiced concern that increased boat traffic and wake activity could negatively impact the character and recreational quality of Hayden Lake.

She requested that the council delay action on the proposal until additional issues are addressed and further review can occur.

4. UNFINISHED BUSINESS

- A. **ACTION ITEM** PZE-24-0133 North Government Way & Bielec Enterprises Annexation Ordinance

Motion: Council President DePriest moved to allow the ordinance to be read by title only, to suspend a rule of reading in full on three separate dates and approve the first reading. 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.

Mayor Davis read ordinance by title only.

MOTION: Council President DePriest moved to adopt the ordinance having passed its first reading by Title only and published by summary incorporating the Title as a core of the summary upon passage. Council Member Shafer provided the second.

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

The motion was approved by a unanimous vote in favor.

B. **ACTION ITEM** PZE-25-0110 North Ramsey Road Annexation Ordinance

Motion: Council Member Roetter moved to allow the ordinance to be read by title only, to suspend a rule of reading in full on three separate dates and approve the first reading. Council Member Erickson provided the second.

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

The motion was approved by a unanimous vote in favor.

Mayor Davis read ordinance by title only.

MOTION: Council President DePriest moved to adopt the ordinance having passed its first reading by Title only and published by summary incorporating the Title as a core of the summary upon passage. 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.

C. **ACTION ITEM** Professional Services Contract with Matrix Consulting Group for Law Enforcement Strategic Planning Study

Council considered a professional services contract with Matrix Consulting Group for a law enforcement strategic planning study and discussed authorizing the mayor to sign the agreement.

Council members asked questions about payment terms and were informed that billing would occur monthly after services are provided. The project kickoff timeline was also discussed, including an initial meeting early the following week and subsequent stakeholder interviews with council members.

There was discussion about whether interviews should be conducted individually or in a joint meeting. Several members expressed support for a joint meeting to improve efficiency and allow for shared discussion of questions.

Staff agreed to coordinate scheduling after the initial kickoff meeting with the consultant, with further availability to be gathered from council members for upcoming sessions.

MOTION: Council Member Shafer moved to authorize Mayor Davis to sign the proposed contract with Matrix Consulting Group for Law Enforcement Planning efforts. Council President DePriest provided the second.

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

The motion was approved by a unanimous vote in favor.

D. **ACTION ITEM** Welch Comer & Associates, Inc. Engineering Services Agreement for Honeysuckle-Government Way Intersection Design

MOTION: Council Member Shafer moved to approve the Welch Comer & Associates, Inc. Engineering Services Agreement for Honeysuckle-Government Way Intersection Design. Council Member Erickson provided the second.

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

The motion was approved by a unanimous vote in favor.

5. NEW BUSINESS

A. III-A Trust Annual Report

III-A provides the health benefits to the City of Hayden employees and elected officials. Susan Lasuen presented the III-A annual report and health plan performance update. She shared membership growth, participation rates, and financial outcomes, noting continued expansion of participating agencies and strong engagement in wellness programs.

She highlighted approximately \$4.2 million in overall program savings driven largely by pharmacy rebates, reduced prescription costs, telehealth services, and other medical management programs. She also noted that prescription rebates increased significantly following a pharmacy benefit manager change, helping reduce overall per-member prescription costs.

The presentation included updates on high-cost claim trends, stop-loss insurance, and care management for members with significant medical expenses. She emphasized

that a small percentage of members account for a disproportionate share of claims costs, particularly in oncology, cardiac care, and melanoma cases.

Additional discussion covered wellness screening participation, mental health service utilization (including increased EAP usage and decreased inpatient mental health admissions), dental and vision plan stability, and ongoing efforts to improve preventative care participation.

Council members asked questions about pharmacy rebates, which were explained as manufacturer-paid rebates returned to the trust to help reduce overall costs and stabilize insurance rates.

B. **ACTION ITEM** Purchase and Sale Agreement with 3M Alliance Family Trust and LUCRE Holdings to Purchase 1.99 and 0.234 Acre Parcels Located off East Miles Avenue

Council discussed a purchase and sale agreement for approximately 2.2 acres of property off East Miles Avenue from the 3M Alliance Family Trust and LUCRE Holdings. The agreement would allow the city to formally submit an offer to purchase land currently not on the market.

Staff explained that the property is being considered for future park development and that the purchase would be funded using park impact fee dollars. Those funds must be used within a set timeframe, or they are subject to expiration requirements.

It was noted that the sellers have tentatively agreed to the offer pending formal approval from the mayor or council, and that this may be the first public discussion of the potential acquisition. The city would later coordinate planning for park development with stakeholders if the purchase moves forward.

MOTION: Council President DePriest moved to authorize Mayor Davis to sign the Purchase and Sale agreement to purchase the referenced properties on Miles Avenue. Council Member Erickson provided the second.

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

The motion was approved by a unanimous vote in favor.

C. **ACTION ITEM** Proposed Amendments to Hayden City Code Title 6-1-3 Parking Regulations Clarifying Towing Authority

Public Works Director Alan Soderling presented proposed updates to city code to expand towing authority beyond snow-related events, allowing the city to tow vehicles obstructing public operations such as construction, utility work, and illegal parking. The update would enable vehicles to be impounded, and the towing costs charged directly to vehicle owners.

Council discussion focused on how the towing process would work in practice, including whether the city would ever be responsible for towing costs, how billing would be handled, and whether fines or penalties would be separate from towing

charges. Staff explained that the city would likely contract with a towing company to handle impounds and payment directly, reducing administrative burden on the city.

Clarification was also provided that parking violations (such as tickets) would remain separate from towing fees, and that towing would primarily occur when vehicles remain in violation after enforcement steps. Staff requested direction to move forward with drafting and advancing the ordinance through the public hearing process.

MOTION: Council Member Roetter moved to direct staff to proceed with finalizing proposed amendments to Hayden City Code Title 6-1-3 for public notice and council adoption. Council President DePriest provided the second.

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

The motion was approved by a unanimous vote in favor.

D. **ACTION ITEM** Hayden Lake Marina Request for Letter Supporting their Expansion Project on Hayden Lake

Council discussed whether to provide a letter of support for the Hayden Lake Marina expansion project. Several members expressed discomfort acting before the upcoming public hearing and state review process is completed.

Multiple council members raised concerns about unresolved issues in the Idaho Department of Lands application, particularly related to parking arrangements on a city-located lot, traffic and safety impacts, and whether key assumptions in the proposal have been formally agreed to by the city. Members emphasized that the marina is outside city jurisdiction and that primary regulatory authority lies with the county and state.

Additional concerns included potential environmental impacts to Hayden Lake and the underlying aquifer, increased congestion at Honeysuckle Beach and surrounding roads, and broader community opposition to the project. Council Member Roetter also referenced prior discussions involving the marina and regional sewer system, noting that a request to connect boat sewage to the city's system had been denied due to capacity and permitting concerns.

Ultimately, the majority of discussion reflected reluctance to issue a letter of support at this time, with members preferring to wait until the public hearing and other regulatory processes are complete and additional questions are resolved.

MOTION: Council Member Roetter moved to deny a letter of support as requested by Hayden Lake Marina. 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.

E. Legislative Updates- Discussion

Staff provided an update on state legislative bills affecting local governments, particularly land use and planning legislation being tracked by professional associations. Council was given a color-coded summary showing bills that are passed, pending, in committee, or failed.

Discussion focused heavily on several Senate bills related to land use and housing density. Council members expressed concern about the potential impact of proposed legislation on local zoning authority, subdivision density, infrastructure capacity, and long-term community character. They also noted uncertainty about how the bills could affect already-approved developments.

Members emphasized the importance of contacting state representatives and staying engaged as key bills are scheduled for imminent committee hearings. Additional concerns were raised about infrastructure costs, including sewer capacity, road improvements, and law enforcement funding, and whether state mandates could shift financial burdens to local governments.

Overall, council members stressed strong concern about preserving local control over land use decisions and the potential consequences of the proposed state legislation.

6. REPORTS

A. City Administrator Report and Calendar Review

City Administrator Lisa Ailport provided an update on monthly financial reporting, noting that year-to-date revenue, expenses, and fund balances for the general and enterprise funds are now being shared with council on a regular basis.

Looking ahead to budget season she asked council to consider scheduling a strategic planning kickoff workshop on April 30th from approximately 1:00–4:00 p.m. Council members indicated general availability, and staff will follow up to confirm scheduling details.

B. Law Enforcement

Kootenai County Sheriff's Office Captain Kevin Smart highlighted several public safety trends and incidents from the February Monthly Report. Traffic accidents remain elevated along key corridors, including the Government Way corridor from Prairie to Lancaster, though no single cause was identified. Issues included following too closely, turning collisions, speed, and winter driving conditions. In response, deputies conducted targeted enforcement over two days, making 37 stops and issuing 34 citations for speeding, stop-sign violations, and distracted driving.

The report also noted seven assault cases, most of which were family-related disputes. One public incident involved a citizen confronting juveniles, with deputies reminding residents not to physically intervene in such situations. There were 13 theft cases, primarily shoplifting at local grocery stores, along with a catalytic converter theft and a stolen bathroom mirror that was later returned after being linked to a social media trend.

An unusual incident involved a transient individual located in public wearing only underwear, which deputies resolved by contacting and addressing the situation. A significant event during the month was a lockdown at Hayden Meadows Elementary

School triggered by a false alarm, prompting a large multi-agency response and a full safety sweep before the school resumed normal operations. Council members praised the coordinated response and effectiveness of law enforcement.

Council Member Roetter asked whether the Kootenai County Sheriff's Office would provide all data requested by the Matrix Consulting firm for its analysis of future law enforcement needs in Hayden, noting that the study's conclusions depend on complete data access. Captain Smart stated he could not answer definitively and would need to consult legal counsel. Mayor Davis responded that the sheriff has indicated an intent to fully cooperate with the contract and provide the data requested by the consultant. Council Member Roetter clarified he was seeking a specific commitment regarding data provision, and Mayor Davis reiterated that this was the sheriff's stated position.

Council President DePriest raised concerns about safety at the Prairie and 4th Street intersection and asked whether it had been a targeted enforcement area. Captain Smart said there was no specific targeted operation there, though deputies may position themselves based on observed conditions. It was also noted that deputies sometimes park nearby to monitor traffic and activity while completing other duties. The discussion ended with appreciation for law enforcement's broader efforts to improve safety and respond to incidents.

C. Mayor/Council
None

7. REQUEST FOR FUTURE AGENDA ITEMS

Council Member Erickson suggested holding a workshop with the City of Coeur d'Alene with the goal would be to gather additional information on potential service options, costs, and decision pathways before the city makes future staffing or service decisions related to law enforcement services.

Mayor Davis recessed the meeting for a break from 6:42 p.m. to 6:48 p.m.

8. 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 motioned that the meeting 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 and the meeting entered executive session at 6:48 p.m.

Council President DePriest motioned that the meeting return to regular session. Council Member Shafer provided the second.

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

The motion was approved by a unanimous vote in favor and the meeting returned to regular session at 7:14 p.m.

B. **ACTION ITEM** Any Action that needs to be taken after Executive session - specific to Idaho Code 74-206(f).

MOTION: Council Member Erickson moved to direct legal counsel to proceed as discussed in executive session including all previous and future actions discussed. Council President DePriest provided the second.

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

The motion was approved by a unanimous vote in favor.

9. ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Abbi Sanchez, City Clerk

Alan Davis, Mayor