

WELCOME
To a Regular Meeting of the
Coeur d'Alene City Council
Held in the Library Community Room

AGENDA

VISION STATEMENT

Our vision of Coeur d'Alene is of a beautiful, safe city that promotes a high quality of life and sound economy through excellence in government.

The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of Public Hearings. Any individual who wishes to address the Council on any other subject should plan to speak when **Item H - Public Comments** is identified by the Mayor. The Mayor and Council will not normally allow audience participation at any other time.

November 1, 2022: 6:00 p.m.

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: Dave Matheson: Coeur d'Alene Tribe

C. PLEDGE OF ALLEGIANCE:

D. AMENDMENTS TO THE AGENDA: Any items added less than forty-eight (48) hours prior to the meeting are added by Council motion at this time.

*****ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

E. PRESENTATIONS:

1. Proclamation: Women of Distinction – November 4, 2022

Accepted by: Theresa Young, President of Soroptimist International of Coeur d'Alene

2. Proclamation: Apprenticeship Month – November 2022

Accepted by: Christina Feliciano, North Idaho Business Development and Program Manager, Idaho Business for Education

3. Annual Leaf Fest Presentation

Presentation by: Todd Feusier, Streets and Engineering Director

F. ANNOUNCEMENTS:

1. **City Council**
2. **Mayor**

G. CONSENT CALENDAR: Being considered routine by the City Council, these items will be enacted by one motion unless requested by a Councilmember that one or more items be removed for later discussion.

1. Approval of Council Minutes for the October 18, 2022, Council Meeting, and October 24, 2022, Council and Planning Commission Joint Workshop Meeting.
2. Approval of Bills as Submitted.
3. Setting of General Services/Public Works Committee meeting for Monday, November 7, 2022, at 12:00 noon.
4. **Resolution No. 22-051 -**
 - a. Approval of S-1-20- Coeur d'Alene Place 35th Addition, Acceptance of Improvements, Maintenance/Warranty Agreement, and Security.
As Recommended by the City Engineer

H. PUBLIC COMMENTS: (Each speaker will be allowed a maximum of 3 minutes to address the City Council on matters that relate to City government business. Please be advised that the City Council can only take official action this evening for those items listed on the agenda.) [\(Non- Action Item\)](#)

I. OTHER BUSINESS:

1. **Resolution No. 22-052** – Approval of a Contract with Specialty Pump Services, Inc. for the Rehabilitation of Prairie Well.

Staff Report by: Terry Pickel, Water Department Director

2. **Resolution No. 22-053-** Authorization to Apply for, and Approval to Accept if Awarded, State Revolving Fund Planning Grant in the Amount not to Exceed \$103,850.00.

Staff Report by: Terry Pickel, Water Department Director

3. Reject all bids for the remodel of the Wastewater Treatment Operations Building and authorize staff to begin negotiations to amend the existing architectural contract and reduce the general contractor's construction scope and rebid the project.

Staff Report by: Mike Becker, Wastewater Capital Programs Manager

J. ADJOURNMENT



Coeur d'Alene CITY COUNCIL MEETING

November 1, 2022

**MEMBERS OF THE CITY COUNCIL:
Jim Hammond, Mayor
Council Members McEvers, English, Evans, Gookin, Miller, Wood**

PRESENTATIONS

PROCLAMATION

WHEREAS, Soroptimist International is a global volunteer movement with a network of around 72,000 Club members in 121 Countries; and

WHEREAS, the name Soroptimist is a coined name meaning "Best for Women"; and

WHEREAS, the members of Soroptimist International of Coeur d'Alene are devoted to improving the lives of women and girls by providing them with access to the education and training they need to achieve economic empowerment; and

WHEREAS, in addition to improving the lives of women and girls in Coeur d'Alene and surrounding areas and in communities around the world, Soroptimist club members promote the development of community leaders, positive role models, intercultural understanding and cooperation, and opportunities for fellowship, personal growth, professional development and community service; and

WHEREAS, the first Soroptimist club started its service in Oakland, California, USA, in 1921; and Soroptimist International of Coeur d'Alene was formed on May 7, 1948; and

WHEREAS, the service provided by Soroptimist International of Coeur d'Alene will continue to have a positive impact on our community and citizens.

NOW, THEREFORE, I James Hammond, Mayor of the City of Coeur d'Alene, Idaho, do hereby proclaim November 4th, 2022 as

"SOROPTIMIST INTERNATIONAL OF COEUR D'ALENE DAY"

And hereby call upon all citizens of Coeur d'Alene thereof to render support to the members of this organization and to make themselves aware of Soroptimist International and Soroptimist International of Coeur d'Alene, whose members this day are providing meaningful service to women and girls in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of Coeur d'Alene to be affixed this November 1st, 2022.



James Hammond
James Hammond, Mayor

ATTEST:
Renata McLeod
Renata McLeod, City Clerk

PROCLAMATION

WHEREAS, National Apprenticeship Month is celebrating its eighth anniversary of raising awareness of the vital role registered apprenticeships play in providing opportunities to the people of Coeur d'Alene; and

WHEREAS, allowing apprentices to earn while they learn prepares them and creates a pathway to well-paying careers and the ability to advance in those careers; and

WHEREAS, registered apprenticeships enable employers to develop and train their future workforce while offering career seekers affordable paths to secure high-paying jobs with benefits; and

WHEREAS, registered apprenticeship programs are able to meet the changing demands of Idaho's economy and provide a path for all qualified individuals to become apprentices and contribute to Idaho's industries; and

WHEREAS, the advancement and well-being of the State of Idaho depends upon its ability to expand opportunities in its workforce that are inclusive of people who are historically underserved, marginalized, and adversely affected by persistent poverty and inequality in their chosen fields; and

WHEREAS, the City of Coeur d'Alene recognizes registered apprenticeship is a proven and industry driven training model that can build up a workforce for the jobs necessary to help our economy thrive especially jobs in growth industries like manufacturing, healthcare, high tech, energy and construction; and

WHEREAS, the City of Coeur d'Alene recognizes that registered apprenticeships deliver a critical talent pipeline that can help address our state's pressing issues such as modernizing our cybersecurity response, addressing public health, and strengthening our state's infrastructure.

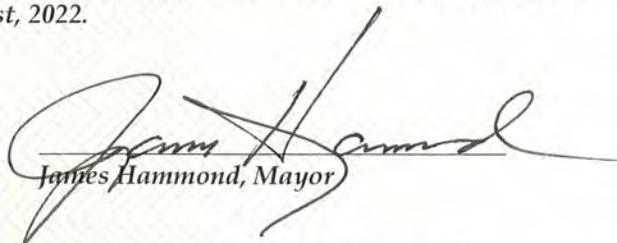
NOW, THEREFORE, I James Hammond, Mayor of the City of Coeur d'Alene, Idaho, do hereby proclaim the month of November, 2022 as

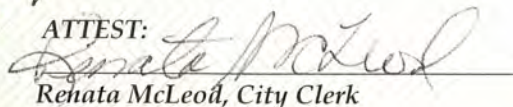
"NATIONAL APPRENTICESHIP MONTH"

I encourage all citizens of the City of Coeur d'Alene to join me in this special observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of Coeur d'Alene to be affixed this November 1st, 2022.




James Hammond, Mayor

ATTEST:

Renata McLeod, City Clerk



City of Coeur d'Alene
Leaf Pick-Up
Begins
November 14th



LEAF PICK-UP

in the City of Coeur d'Alene starts Monday, Nov. 14th

City equipment is exempt from covering loads during this time. Sweepers will clean excess leaves/needles.

Do:

- Keep leaves/needles on your property until Nov. 1
- Move vehicles off street when we are in your area
- Be alert/keep a safe distance from equipment & trucks
- Put leaves/needles one foot from curb AFTER Nov. 1

Don't:

- Put the leaves/needles in bags
- No branches, grass clippings, or other yard/garden debris
- Don't miss the deadline. **WE ONLY HAVE TIME FOR ONE PASS.** This is a big job and short window to get it done.

Follow our progress at maps.cdaid.org/leaf or call 208-769-2233







Street Sweeping









ATTENTION KIDS NAME THE WINTER STORMS CONTEST



VISIT THE CHILDREN'S LIBRARY
FOR DETAILS.

Nov. 1st - Nov. 23rd

PRESENTED BY THE STREETS & ENGINEERING DEPARTMENT AND
THE COEUR D ALENE PUBLIC LIBRARY

CONSENT CALENDAR

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

October 18, 2022

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 October 18, 2022, at 6:00 p.m., there being present the following members:

James Hammond, Mayor

Woody McEvers) Members of Council Present
Christie Wood)
Dan Gookin)
Kiki Miller)
Dan English)
Amy Evans)

CALL TO ORDER: Mayor Hammond called the meeting to order. He clarified that there is no public hearing tonight, contrary to information that was shared out in the community. There will be notice when the annexation hearing is set.

INVOCATION: David Bond with Compel Community Church gave the invocation.

PLEDGE OF ALLEGIANCE: Brian Newberry and the Girl Scouts of Eastern Washington and Northern Idaho led the pledge of allegiance.

PROCLAMATIONS:

Mayor Hammond proclaimed October 11, 2022, as the Day of the Girl. Brian Newberry, Chief Executive Officer, Girl Scouts of Eastern Washington and Northern Idaho, accepted the proclamation and thanked the City for recognizing the Girl Scouts. He noted that they will double their enrollment over the next year and have 60 new troops this year.

Mayor Hammond proclaimed the Month of October 2022 as Safe Infant Sleep Awareness Month.

PROJECT UPDATE AND OPEN HOUSE: I-90 CORRIDOR WIDENING AND IMPROVEMENTS: Erika Bowen, Project Manager, Idaho Transportation Department explained that I-90 was constructed in the 1960's with not many improvements since. The improvement project will add capacity, mobility, and safety now and into the future, looking at the year 2045 as the planning horizon. They are looking at more lanes to accommodate growth, ramp improvements to provide better merging and visibility, and better access to local roads. Ms. Bowen noted that the study spans from the Washington state line to Sherman Avenue east of Coeur d'Alene which encompasses 15 miles. They will review all bridges and ramps. She noted

that there are 60,000 vehicles per day that use the interstate and it is predicted to double, so this is intended to get ahead of the growth. There are geometric concerns with the 15th Street and Sherman Avenue interchanges. They started the study last summer, have gathered stakeholder input, and are drafting recommendations and project concepts. She noted that they will have several open houses in November to gather more public input. Specifically, there will be one in Coeur d'Alene on November 2, 2022, at the Coeur d'Alene Best Western from 4:00 to 7:00 p.m. with more information on their website www.itdprojects.org/i90corridor. Councilmember McEvers asked how they would work on bridges and still keep it open. Ms. Bowen noted that for US-95, which is a SPUI structure, the bridge is wide and they would do phased construction, keeping it open but maybe reducing lanes.

APA IDAHO 2022 OUTSTANDING PLAN AWARD: COEUR D'ALENE'S

COMPREHENSIVE PLAN: Community Planning Director Hilary Patterson noted that the City has received an award from the Idaho Association of the American Planning Association for an Outstanding Plan for the Coeur d'Alene Comprehensive Plan.

MAYOR AND COUNCIL COMMENTS:

Councilmember Wood noted that ignite cda received responses for proposals of Atlas areas 14 and 15 and a recommendation will be made at the next ignite cda board meeting.

Councilmember Miller said the Regional Housing and Growth Issues Partnership group website is being updated this week (www.RHGIP.com), noting that they post weekly updates. A subcommittee of that group includes the "Resident-owned Communities" for mobile home parks and will host a resource meeting on November 5, 2022, from 11:00 a.m. to 4:00 p.m. in the Library Community Room regarding how a transfers can happen and vendors who provide resources will be present. This Friday, CDA2030 will take on the mission of the RHGIP, and their Executive Director Gretta Gissel will be on a panel called "Navigating Growth" alongside local Realtors and Chamber of Commerce representatives. Additionally, the North Idaho Building Contractors Association Joint Government Issues Committee met regarding County impact fees.

Councilmember Gookin explained that his prior comments regarding a needed parking garage was intended to encourage developers to provide parking on-site to accommodate the need for their business, rather than a taxpayer funded garage. He also noted that often people say that the Council has decided something, but if there hasn't been an agenda or a noticed meeting that would not be an accurate statement.

Mayor Hammond requested confirmation of the appointments of Student Representatives Adeline Smith (rep); Claire Swanby (alt) to the Arts Commission; Taleya Jones (rep); Anna Betts (alt) to the Childcare Commission; Lily Givens (rep) to the Library Board; Henry Depew (rep) to the Pedestrian/Bicycle Advisory Committee (rep); and Zachary Robert Turner (rep) to the CDATV Committee.

MOTION: Motion by McEvers, seconded by Evans, to appointment Student Representatives Adeline Smith (rep); Claire Swanby (alt) to the Arts Commission; Taleya Jones (rep); Anna

Betts (alt) to the Childcare Commission; Lily Givens (rep) to the Library Board; Henry Depew (rep) to the Pedestrian/Bicycle Advisory Committee (rep); and Zachary Robert Turner (rep) to the CDATV Committee. **Motion carried.**

CONSENT CALENDAR: Motion by McEvers, second by Miller, to approve the consent calendar.

1. Approval of Council Minutes for the October 4, 2022, Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Approval of Cemetery lot transfer from Dale and Sandra Bunch to Ted Banducci, Section NCE, Niche 45, Forest Cemetery Annex.
5. Approval of **Resolution No. 22-050** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE FOLLOWING: ANNUAL CITY LEAF PICK UP PROGRAM - WAIVER OF COVERED LOAD REGULATIONS FROM NOVEMBER 14, 2022, THROUGH DECEMBER 9, 2022; AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK, AND APPROVAL OF FINAL PLAT AND SECURITY FOR THE TRIALS 5TH ADDITION [S-5-14]; AND PURCHASE OF A 2022 SEWER CLEANER TRUCK FROM SWS EQUIPMENT LLC., THROUGH SOURCEWELL, A COOPERATIVE PURCHASING ASSOCIATION, IN THE AMOUNT OF \$259,053.23.

DISCUSSION: Councilmember Gookin asked Wastewater Director Mike Anderson to provide some information regarding the Cleaner Truck. Mr. Anderson noted this is the most used piece of equipment, which includes the cleanout hose operations. It has the ability to use 2500 PSI of water to clean out the pipes and noted that the state bid was used to garner the best deal. Councilmember Gookin asked if this equipment was used everywhere, with Mr. Anderson noting that this vehicle is smaller than the existing one, so it is better for the smaller street portions of the city. Additionally, this equipment is used about four (4) days a week. Councilmember McEvers asked how long these types of trucks last, with Mr. Anderson noting approximately 10 years. Mr. Anderson noted that this Friday the Wastewater Department, in conjunction with the Library, are giving Wastewater Department home-grown pumpkins away starting at 8:00 a.m. at the Library.

ROLL CALL: Wood Aye; Evans Aye; Miller Aye; McEvers Aye; Gookin Aye; English Aye.
Motion Carried.

PUBLIC COMMENTS:

Mike Gridley, Coeur d'Alene, noted that this community is great and that the City is well run due to the leadership of the Mayor and Council now and over the years. Last week he heard that urban renewal was being discussed and he wanted to highlight some of the local urban renewal funded achievements including the Library, Kroc Center, Seltice Way, and Atlas Park. The old Elk's building was empty for years and is now the Innovation Den and has a waiting list for people to get office space, which is job creation. He noted that he visited the Atlas dog park this weekend and he thanked the Council for the great dog park. Councilmember Gookin noted that as the past City Attorney Mr. Gridley was instrumental in Atlas Park and trails.

Justin O'Connell, Coeur d'Alene, spoke in regards to the APA award for the Comprehensive Plan. He expressed concern about the APA connection with the United Nations.

Sarah Lynch, Hayden, retired from the Airforce in 2019, and wanted to thank the Council for opening up invocations to a more diverse group, which is more reflective of community beliefs. She has been surprised by the lack of tolerance and toxic behavior at public meetings, so she has been appreciative of the Council's effort and setting the tone for all to be heard and create a more inclusive environment.

Susie Snedaker, Coeur d'Alene, noted that she recalls a time when residents had pride in their properties and commercial parking lots were swept and kept clean. She noted that one should take time to go through the neighborhoods and see the changes. In 2007, as Planning and Zoning Commissioners, John Bruning and she recommended the City hire a consultant to review downtown design standards including height, lights, parking, affordable housing, and most importantly affordable rents. Affordability still remains an issue, and stated that the City should have required designated affordable units for high rise developments. She would like to see parking requirements for uses downtown on-site. She believes the City should demand board chairs of non-profits to appear at Council meetings in order to accept funding and provide oversight of the funds.

FISCAL YEAR 2022-2023 BUDGET ADJUSTMENTS

STAFF REPORT: Comptroller Vonnie Jensen noted that in order to meet the requirements of the State deadline for certifying the tax levy, the City Council passed the fiscal year 2022-23 Budget before labor negotiations were finalized with the Fire and Police Departments. Adjustments are now needed in order to reflect the unanticipated increased cost of the new contracts. The increased costs will require cuts in other previously approved expenses. She noted that the recommended budget adjustments would remove a Communications Specialist in Administration, an IT Technician position in Municipal Services, an Applications Analyst position in the Police Department, and Heavy Equipment Operator and Electrician Apprentice positions in the Streets Department. That would remove five (5) new positions and increase the use of Fund Balance by \$193,310. Adjustments will be formally included in the 2022-23 Budget Amendment that will come before the Council for approval in August of 2023.

DISCUSSION: Councilmember English asked if Ms. Jensen factored in the revenue expected from ignite cda which is estimated to be \$500,000. Ms. Jensen noted that would be one-time money and these were ongoing expenses and will not assist in solving next year's needs. Councilmember English expressed concern about removing needed positions, and concurred that they can't keep taking from Fund Balance. Councilmember Wood asked what the current Fund Balance percentage is, with Ms. Jensen noting that it is at 24% at the end of last year. Ms. Jensen noted that this year looks good, but in future years there is no way to increase revenue. Councilmember Wood noted that it is recommended to have a General Fund at 16%, and with 24% there is some wiggle room this year. Ms. Jensen explained that the State did give an estimate and it is used within this year's budget and not expected to be the same next year. Councilmember Gookin asked about the event fees increases, with Mr. Tymesen noting it would

not generate another \$193,000 and they look to bring forward contracts for high impact events. Mayor Hammond noted that in the current budget there are capital one-time expenses and he will be discussing how to use the additional Urban Renewal funds to cover those and maybe take the on-going funding issues with other capital dollars. Ms. Jensen clarified that there are no on-going revenues being used for capital expenses. Councilmember Evans asked if they approved the recommended amendment does that mean that they are tied to these changes, as she is hesitant to move forward if there are other options. Mayor Hammond noted that we need to do this to cover the approved contracts and continue to come up with other ways to rectify the positions lost. Mr. Tymesen noted that one of the expenses being reviewed is a land acquisition that would eat up a large portion of the Fund Balance. He noted these positions would be held until we know more in the future. Councilmember Evans questioned if they could rephrase the action as a pause in hiring. Mr. Tymesen noted they are not giving up the effort; however, there are no income streams to cover the position currently. He was looking for support from Council to hold these positions and if income changes, they can revisit. If the police positions are not filled there will be funds available. Mayor Hammond noted that it is a matter of making adjustments later down the road. Councilmember Wood noted she understands the issue is the on-going years; however, is hesitant to not fill positions and suggested we don't hire until January/February. The Mayor suggested staff come back in January with a report and ask if positions could be funded at that time. Councilmember English noted that they amend the budget every year and would not like to forego the positions and wondered why this is urgent. Ms. Jensen noted that the urgency is to not fill positions and then have to lay off. Councilmember Wood noted that the Council could prioritize and not lay people off. Councilmember Gookin noted that given the current economy it is not his desire to hire positions and then lay them off when economy goes down. He thinks they should support Mr. Tymesen given the state of the economy. Councilmember Miller noted that she understands where administration is trying to go but doesn't want the communication position to be removed and would like for them to look at other areas to cut and review the rest at a later date when more budget information is known.

MOTION: Motion by Wood, seconded by McEvers, to approve the Fiscal Year 2022-2023 Budget Adjustments with the caveat that this action would be reviewed at the first meeting in February, so the Council could review filling some of the positions. **Motion carried.**

RECESS: Motion by Gookin, seconded by Miller, to recess to October 24, 2022 at 12:00 Noon in the Library Community Room, located at 702 E. Front Avenue for a Joint Workshop with the Planning Commission regarding updates to the Short-Term Rental Code. **Motion carried.**

The meeting adjourned at 6:50 p.m.

James Hammond, Mayor

ATTEST:

Renata McLeod

City Clerk

DRAFT

MINUTES OF A CONTINUED MEETING OF THE
COEUR D'ALENE CITY COUNCIL
HELD IN THE LIBRARY COMMUNITY ROOM
ON OCTOBER 24, 2022 AT 12:00 P.M.

The City Council of the City of Coeur d'Alene met in continued session with the Planning Commission in the Library Community Room held at 12:00 P.M. on October 24, 2022, there being present the following members:

James Hammond, Mayor

Woody McEvers) Members of Council Present
Dan Gookin)
Dan English)
Kiki Miller)
Amy Evans)
Christie Wood)

Tom Messina) Members of the Planning Commission Present
Jon Ingalls)
Lynn Fleming)
Brinnon Mandel)
Sarah McCracken)
Peter Luttrupp) Members of Planning Commission Absent
Phil Ward)

STAFF PRESENT: Randy Adams, City Attorney; Renata McLeod, City Clerk; Hilary Patterson, Community Planning Director; Sean Holm, Senior Planner; and Kelley Setters, Deputy City Clerk.

CALL TO ORDER: Mayor Hammond called the meeting to order and noted that the purpose of the meeting was to discuss possible amendments to the Short-Term Rental (STR) code and to receive public comment.

STAFF REPORT:

Municipal Services Director Renata McLeod stated staff was seeking input on possible amendments to the STR Ordinance, hiring a STR compliance company to assist with permitting and code enforcement, and increasing violation fees.

City Attorney Randy Adams said Idaho Code § 67-6539 was signed into law in 2017, with the purpose of prohibiting a city or county from enacting or enforcing an ordinance that has the express or practical effect of prohibiting STRs or vacation rentals. He noted it granted the authority for a jurisdiction to implement **“reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in which STRs or vacation rentals operate.”** It also classified short-term or vacation rentals as a “residential land use” for zoning purposes. He said the legislature gives cities the ability to protect the integrity of neighborhoods in regard to STRs and the law states you may not restrict STRs in a manner that is more prohibitive than rentals in general. He said the City adopted the existing STR Ordinance (Chapter 17.08, Article X. STRs) in 2017. He noted each proposed change to the regulations would be looked at individually to ensure they met the intent of the law.

Community Planning Director Hilary Patterson said the City Council had directed staff to bring forward options to evaluate and possibly amend the STR Ordinance. She noted reasons for amending the code included a well-documented housing crisis, a lack of available for-rent and for-sale housing units, the strain on the residential long-term rental market by having a significant number of STRs that were not available for long-term rentals, the growing number of STRs in the community, the high number of unpermitted STR units, and complaints from residents about the high concentration of STRs in certain neighborhoods impacting their quality of life and the integrity of the neighborhoods. She said they were looking at ways to mitigate illegal STRs and create more opportunities for long-term rentals for the community. She noted it was the City’s priority to protect neighborhood integrity and staff had researched similar codes for communities throughout Idaho and the U.S. to explore other possible ways to mitigate impacts on residential neighborhoods. Staff also met with several STR compliance companies (Host Compliance, GOV-OS, Granicus, etc.) to learn about their services and to have a snapshot assessment of the total number of STRs operating within the City. She said there were 22,000 housing units in Coeur d’Alene, and so far, 453 permits had been issued for STRs in 2022. She noted 3.9% of the housing stock was being used as STRs, with 5.5% of the housing stock in neighborhoods south of I-90. She mentioned information staff had received from Granicus, Inc. showed there were currently 1098 listings, with 864 unique rentals, and STRs had grown by 140% since 2016. She said there were neighborhoods which were being severely impacted, and noted the Garden District and Sanders Beach/E. Mullan areas were the most impacted by over saturation. She said staff had prepared items for consideration which included: duration of stay, parking, type of unit allowed, zoning, location and quantity, occupancy, ADUs, fees, enforcement, and increasing permit fees/violation fees. She said staff was seeking input and guidance from the City Council and the Planning Commission on the proposed amendments. She said the following potential amendments were brought forward for discussion: Create a buffer/proximity restriction when issuing STR permits, create a lottery/point system for issuance, one-to-three year permits, require an on-site inspection, proof of liability insurance, minimum 2-night stay, limit the total number of permits, occupancy standard based on number of bedrooms, limit one (1) STR per person/business/owner group, increase the violation fees, and hiring of a STR compliance company. She noted violations fees for noise/parking were proposed at \$1,000 for the first offense, \$2,000 for the second, and \$3,000 for the third. Violations for operating without a permit were proposed at \$3,000 for the first violation; second or more violations would be \$5,000. She said staff would appreciate input

on the before mentioned items, and additionally, would like direction on how to issue permits. She said it would be important to hire a STR compliance company to assist with enforcement as there was not enough staffing capacity currently in the City to keep up with enforcement, checking rental sites, and enforcing violations and fee collections. The compliance company costs could be covered by higher permit fees.

Senior Planner Sean Holm said when the City passed its STR ordinance, it was done with the direction from Council to take a light touch in regard to enforcement, with the intention of revisiting the regulations in a few years and that was what the City was now doing. He said there were currently 864 units identified in the City and 411 were currently unpermitted and operating illegally. He said 411 non-permitted units equaled \$117,135 in fees not paid to the City this year. He noted half of the STR units in the City were held by out of state owners. He said the regulations that were working well included the good neighbor policy, notification to neighbors, requiring a site plan/floor plan, responsible party requirement, and violations were clearly noted. He said what wasn't working was there was no consideration of the concentration of STRs, compliance with advertisements (listing permit numbers), enforcement of violations, no 24/7 hotline available, and the lack of an inspection process. He said many cities that staff had researched were looking at altering their current codes. He noted staff had prepared the following recommendations: create a 300ft buffer zone, cap the total number of permits, permit valid for one-to-three years, create a waiting list, permit expires upon sale of property, provide liability insurance in the amount of \$1million, 2-night minimum stay, remove the 14-day exemption, on-site inspection for fire safety, building code, and occupancy, one (1) permit per owner/business/group, hire a code compliance company to assist with tracking violations, and consider increased penalties for non-compliance. He said it was recommended to set a limit of units per block/area, set a limit based on housing stock, and set occupancy standards based on the number of bedrooms. He noted compliance company services could include ongoing property and owner identification, notification letters, document violations, issue violation letters, 24/7 hotline, issue permits, and collect funds.

Ms. Patterson reiterated that staff were looking for feedback on how to issue permits (first-come, first served, lottery, point system), cap on permits, occupancy standard, length of permit, minimum stay, proof of liability insurance, violations, on-site inspections, limit of one (1) STR permit to owner/group/business, STR compliance company level of service, and remove the 14-day exemption. She mentioned the next steps were stakeholder outreach, continue to accept public comments, meet with the Board of Realtors, hire a third-party to identify all STRs, determine code amendments, and then present to City Council.

DISCUSSION:

Commissioner Messina asked how new regulations would apply to currently permitted STRs, with Ms. Patterson responding permits were issued for one (1) year and new regulations would be implemented at the time new permits were issued.

Commissioner Ingalls asked about areas needing improvements, what fees are allowed to be collected and could fees be increased to hire enforcement. Mr. Holm noted that fees could be

increased and be used for enforcement of the code. Mr. Ingalls asked if thought had been given to regulate STRs by zone, with Ms. Patterson responding that staff had looked at separate options in commercial zones; however, many commercial zones were backed by single family residential zones. Mr. Adams noted Idaho code called for all STRs to be treated as residential zoned uses.

Commissioner Fleming noted the permits should be limited to one (1) per person/group/owner. She asked if there had been any substantial difference in complaints associated with STRs vs. other properties, with Ms. McLeod responding neighboring property owners were reaching out directly to the responsible party and not reporting directly to the City.

Commissioner Mandel asked how occupancy limits would be enforced, with Ms. Patterson responding they could be tracked by using the advertisement, parking spaces, and neighboring property owner notifications of violations.

Commissioner McCracken asked for clarity as to why the 14-day exemption was being requested to be removed, with Ms. Patterson responding it was difficult to track them for compliance. Commissioner McCracken asked how the City would monitor STRs that ceased to operate and how would a permit be issued to the next owner on the waiting list, with Ms. Patterson responding the permit would expire at the end of the permit year, and if the City was notified prior to expiration, they would issue a permit to someone on the waiting list. Commissioner McCracken asked how many property owners had multiple properties, with Ms. Patterson noting staff had identified multiple properties were owned by one owner/ company.

Councilmember English asked if the 300ft buffer was equal to one (1) city block, and did the current permittees have life safety inspections, with Mr. Holm responding the 300ft buffer was generally equal to a city block and that anyone pulling a building permit would have their property inspected as part of the permit process. Councilmember English said he was concerned with the amount of the noise fine and asked what was the basis for the amount, with Ms. Patterson responding it was the amount used for compliance with current City codes. Mr. Adams noted the City currently had a noise ordinance and the fine was up to \$1,000. Ms. McLeod said the compliance company would track noise complaints, forwarding those in progress to the police department which could be tracked through a police report. The company would document all other complaints and have evidence prior to the issuance of any fines.

Councilmember Miller asked if there was an example of the point system, with Ms. Patterson responding points would be awarded for off-site parking, on-site manager, no violations, etc.

Councilmember Gookin asked Mr. Adams if limiting STRs to one (1) per owner was regulating ownership, with Mr. Adams responding the City was within its jurisdiction to limit the number to preserve neighborhood integrity and quality of life. Councilmember Gookin stated he didn't think the 2-night minimum would be enforceable, with Ms. Patterson responding it would limit the turnover of people in the rental even if someone decided to stay only one (1) night. He said he liked the \$1,000 noise violation fine, and noted that prior to 2017 STRs were illegal within the City.

Councilmember Wood asked in regard to the misdemeanor charge, had there been discussions on a tiered violation system before becoming a misdemeanor.

Mayor Hammond called for a five-minute recess.

Mayor Hammond called the meeting back to order at 1:07 p.m.

PUBLIC COMMENT:

Melissa Radford, Coeur d'Alene, noted her family had purchased a second home in Coeur d'Alene to use as a vacation rental, made many upgrades and turned it into a STR. She noted they later sold their home and relocated to Coeur d'Alene fulltime. She said her and her husband started the CDA Vacation Rental Alliance and they currently had 322 members. Their goal was to help neighbors and business owners realize the benefits of STRs. She noted they were in support of the ordinance as it was currently written.

Caleb David noted he was a realtor and they were all on the same team. He said there were many opportunities in Coeur d'Alene to support tourism with the use of STRs. He said there were already rules for STRs and to focus on those currently on the books.

Ed Arevalo noted he has seen how STRs affect communities during his law enforcement career. He noted he spends 50% of his time in Coeur d'Alene and follows all laws and instructions given by the city when he rents his property during his time away. He said he would like more information on the proposed new laws.

Brett Lewis said he was a local real estate professional, and affordability had been discussed at prior meetings. He said permitted STRs were less than 3% of local homes sold and they did not contribute to the housing shortage. He feared many service businesses would suffer if STRs were limited. He noted Idaho was a right to rent state and the new ordinance may be a breach of constitutional rights.

Steve Reters, Coeur d'Alene, noted the topic was governmental power, and Council was tasked with finding the perfect solution and suggested creating a subcommittee to monitor short-term rentals.

Jeremy Radford, Coeur d'Alene, spoke of the benefits brought to the community by STRs and mentioned a one-bedroom unit would have the following benefits to service jobs in the City: property management, lawn service, house cleaning, and many more.

Angela King said she was broker and owner of King Realty, a STR owner, and asked Council to create a short-term rental commission to be funded by the STR permit fees. She stated STRs were an important resource for the community.

Terri Fjetland noted she was a STR owner and it wasn't appropriate to include Sandpoint's STR requirements in the City's proposed amendments. She asked that data be looked at by the City before making impactful changes, enforce violations of non-compliant units, and the CDA Vacation Rental Alliance would like to be a part of the solution.

Holly Hansen noted she was a realtor and property owner in the community. She agreed with what prior commenters had said and asked what would come of rentals that were removed from a STR. She noted long-term rentals were not as well maintained as STRs. She asked to keep rules as currently written and hire a third-party to monitor illegal rentals.

Courtney Tritten, Coeur d'Alene, has lived in area for 46 years and her and her husband had invested in a multi-unit home in the Garden District. She said they rent two (2) units as long-term rentals, and the other as a STR. They rely on the rentals, including the STR, as a source of income. She asked for enforcement of those who were non-compliant and not to limit those who operated legally.

Barb Crumpacker, Coeur d'Alene, noted she lived in the area for years and there were STRs near her who didn't shovel the snow in the winter and parked their many vehicles and boats on the street. She said her preference was fewer STRs and that may lessen the local labor shortages.

Phyllis Cavallo, Coeur d'Alene, noted she lived in a small gated community of 40 and there was a STR in front of her property. She noted the STR operated illegally for many years, and was permitted as a STR in 2022. She noted by permitting one STR, the other 39 resident's quality of life had been impacted. She suggested hiring a third-party to regulate STRs.

James Miller, Coeur d'Alene, recommended the City make regulations for STRs. He said there were many in his neighborhood. He would like to regulate off-street parking, limit occupancy numbers, and establish fines for non-compliance, noise, etc.

Elton Bain, Coeur d'Alene, noted that the City could look at South Lake Tahoe as an example of how STRs caused a deterioration of neighborhoods. He said enforcement and regulation was needed for STRs in order to protect neighborhoods.

Kara Beidler, Coeur d'Alene, noted she has lived in the City since 2013, and had purchased a second home to use as a STR. She said the reason they decided on a STR was to maintain their property in pristine condition and review each renter. She supported the 2-night minimum and enforcing the current regulations. She asked that the focus be on non-compliant properties. She would like to see data from the City justifying the proposed changes.

Jim Volke, Coeur d'Alene, noted he would like common sense rules in place in regard to STRs. He said the integrity of the neighborhoods should be a priority and staff recommendations were warranted. He would like to change the sign regulation to require a STR sign at all STRs in residential neighborhoods.

Angela Gotvernes, Coeur d'Alene, noted she did not agree with the lottery proposal. She agreed with limiting STRs per block and to allow current STR owners to continue to be permitted.

Jan Marie, Coeur d'Alene, noted she had worked in the hospitality business for many years, liked staff's recommendations, and would like to enforce what's already on the books. She suggested to limit the numbers per block, provide off-site parking, signage at STRs including permit info, on-site inspections, one (1) permit per owner, and was in support of staff's recommendations.

Sarah Grenfell, Coeur d'Alene, mentioned there were two (2) classes of STRs in the area. On-site owner vs. unoccupied owner. Owner unoccupied units were typically second and third homes and were pricing out local buyers. She asked to cap the number of STRs of owner unoccupied units.

Kathryn Mack, Coeur d'Alene, mentioned she was local and they own a STR near their home. She said they were invested in keeping neighborhood standards high, and noted STRs were rented by families and she advocated for local ownership. She noted her family was struggling with the rising cost of living and owning a STR helped her family afford living in the area and to support local businesses.

Cathy Erjen, Coeur d'Alene, said she was grateful for the work on the ordinance amendments and had previously asked Council to issue a moratorium on STRs. She said safety and stability for Coeur d'Alene residents was important and she agreed with the buffer zone, and hiring of a compliance company. She asked Council to keep City neighborhoods first.

Lee Moyer, Coeur d'Alene, said he was a STR owner asked if the ordinance amendments were approved, could they later be appealed.

David Schlaztes, Coeur d'Alene, noted he lived in the Sanders Beach area and there were five (5) STRs in the area by unoccupied owners. He said there were issues with cars parked all around his property. He mentioned the STR owners and property management companies were very nice but hard to contact. He said problems related to the STRs in his neighborhood were on-street parking, garbage, urinating and vomiting outside.

Cameron Napata, Coeur d'Alene, noted he had a STR and had owned it since it was built. He would like to postpone the STR discussion for a year, and noted the property owners who cashed out in the past two-years were the problem. He mentioned STRs were their lively hoods.

Jim Loper, Coeur d'Alene, noted he owned a STR in the area and had recently made improvements to the property and had hired local contractors. He mentioned renters supported local businesses as well. He believed his home was an improvement to the block and the staff recommendations were too restrictive and he would like a more balanced approach. He would like to see data to support the more restrictive rules and that current rules should be enforced.

Jesse Euitter, Coeur d'Alene, said he owned a STR and had a variety of guests visit with no complaints. He mentioned he lived on the same street as his rental and the renters were people looking to visit for a longer term. He was in favor of regulating STRs, noted rentals were currently

slowing down, and suggested the focus be on non-compliant STRs. He said the lottery process wouldn't give confidence to invest in properties, and a phased approach would be the best.

Todd Butler, Coeur d'Alene, noted a few options to consider were a tiered system, limit the permit until the owner was a resident for 3-5 years (which may open up long-term rentals), 7-day minimum to 14-day maximum, and he was not in favor of caps or buffer zones.

Lisa Zarragoza said she was a member of the CDA Vacation Rental Alliance and was deeply invested in the community and supported the enforcement of the ordinance as it currently stands. She said she was in support of creating a local short-term rental commission.

Eric Mack, Coeur d'Alene, stated he was a long-time resident and it was hard to afford to live in the area. He said he had bought a second home to use as a STR, and was worried if the proposed amendments were adopted, he may have to leave the area. He was not in support of the lottery system.

Matt Clepper, noted he managed vacation rentals and none of the STRs outside of city limits were regulated. He said he always tried to meet the neighbors of the units he managed. He said his experience with STRs is that there were very limited problems, and he was in support of existing regulations.

Diane Nottage, Coeur d'Alene, said she was a local property manager since 2005. She noted tourism was important to small businesses. She would like regulations to address all short-term rental options (STRs, hotels, motels) the same and work together for a common goal. She mentioned she had worked with the state taxing authority and there were options for collecting fees. She volunteered to be a part of the commission if created.

Brandon Quigley, Coeur d'Alene, noted he owned STRs in multiple states. He said he had worked with the Host Compliance Company in the past, and felt it was a money grab to use a compliance company. He mentioned parking and noise issues should be handled by the appropriate department of the City. He said the total number of STRs would be determined by the supply and demand of the area. He would like to take a methodical approach and work toward what was currently on the books.

DISCUSSION:

Mayor Hammond thanked the audience for their respectful and positive public comments. He noted a few of the proposed ideas were excellent and there were good items to consider. He said he was intrigued by the idea to create a STR commission and other ideas brought forward. He said they would like to protect and preserve the integrity of the City neighborhoods.

Ms. McLeod said staff would appreciate any further direction Council and Planning Commissioners would like to provide.

Commissioner Fleming stated control of the 2-day minimum and 14-day exemption weren't enforceable and should be removed from the discussion. She also noted she wasn't in favor of signage at STR properties as they would stand out for crime. She mentioned she had travelled the world and noted that Venice, Italy was a good example of what the City didn't want, due to the number of rentals, there was no life in the streets of Venice, and balance was needed.

Councilmember Gookin stated Coeur d'Alene was great because it was a community and there needed to be fair regulation in order to preserve the community. He was opposed to creating another committee, would like to ban STRs in gated communities, limit numbers in neighborhoods to preserve those neighborhoods, prioritize an on-site manager, provide off-street parking, take into account when unit was first permitted, and limit them to one (1) per owner. He said the City had been thriving before STRs were permitted in 2017, and would continue to do so.

Councilmember English said it was important to hire a third-party compliance company, cap the number of STRs and suggested using attrition, look at parking issues, occupancy limits, and he was in favor of creating a STR commission.

Councilmember Miller asked staff to prepare a FAQs document about the legalities of regulating STRS which could be posted on the City's webpage. She asked for additional analysis on the areas presented and to check the legality of the new ideas brought forward.

Mayor Hammond asked the Planning Commission to bring forth three (3) Commissioners, and asked for two-three Council members to volunteer to work with staff on final recommendations.

Commissioner Messina was in support of hiring a third-party compliance company and would like additional information on their services, and noted the City needed enforcement. He was not in favor of creating a STR commission.

Councilmember Wood would like staff to do an analysis on enforcement, compliance company services, and was in support of the creation of a committee. She would like more information regarding current City off-street parking requirements.

Commissioner McCracken noted a good starting point would be enforcement of the current rules and there were current court challenges being litigated they should be aware of. She noted it would be prudent to proceed slowly and continue to look at property rights.

ADJOURN: Motion by Messina, seconded by McCracken, that there being no further business of the Planning Commission, this meeting is adjourned. **Motion carried.**

MOTION: by Miller, seconded by Wood, that there being no further business of the City Council, this meeting is adjourned. **Motion carried.**

The meeting adjourned at 3:07 p.m.

James Hammond, Mayor

ATTEST:

Sherrie L. Badertscher
Executive Assistant

RESOLUTION NO. 22-051

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING THE AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK, AND ACCEPTING IMPROVEMENTS AND SECURITY FOR S-1-20, COEUR D'ALENE PLACE 35TH ADDITION.

WHEREAS, it has been recommended that the City of Coeur d'Alene enter into the agreement and take the other actions listed below, pursuant to the terms and conditions set forth in the agreement and other action document attached hereto as Exhibit "A" and by reference made a part hereof as summarized as follows:

- A) Agreement for Maintenance/Warranty of Subdivision Work, and Acceptance of Improvements and Security for S-1-20, Coeur d'Alene Place 35th Addition; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to enter into such agreement and take the other actions.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into agreement and take the other actions for the subject matter, as set forth in substantially the form attached hereto as Exhibit "A" and incorporated herein by reference, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreement and the other actions, so long as the substantive provisions of the agreement and the other actions remain intact.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute such agreement or other documents as may be required on behalf of the City.

DATED this 1st day of November, 2022.

James Hammond, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER GOOKIN Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER MCEVERS Voted

COUNCIL MEMBER WOOD Voted

_____ was absent. Motion _____.

**CITY COUNCIL
STAFF REPORT**

DATE: November 1, 2022
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: Coeur d'Alene Place 35th Addition: Acceptance of Improvements, Maintenance/Warranty Agreement and Security Approval

DECISION POINT

Staff is requesting the following:

1. Acceptance of the installed public infrastructure improvements.
2. Approval of the Maintenance/Warranty Agreement and Security.

HISTORY

- a. Applicant: Kevin Schneidmiller, Vice-President
Greenstone-Kootenai II, Inc.
1421 N. Meadowwood Lane, Suite 200
Liberty Lake, WA 99019
- b. Location: West of Ramsey Road at the Ramsey Road/Wilber Avenue intersection.
- c. Previous Action:
 1. Final plat approval, CDA Place – 16th Addition (1994-2008).
 2. Final plat approval, CDA Place 17th – 23rd Addition (2010 – 2014).
 3. Final plat approval, CDA Place 24th – 35th Addition (2015 – 2022).

FINANCIAL ANALYSIS

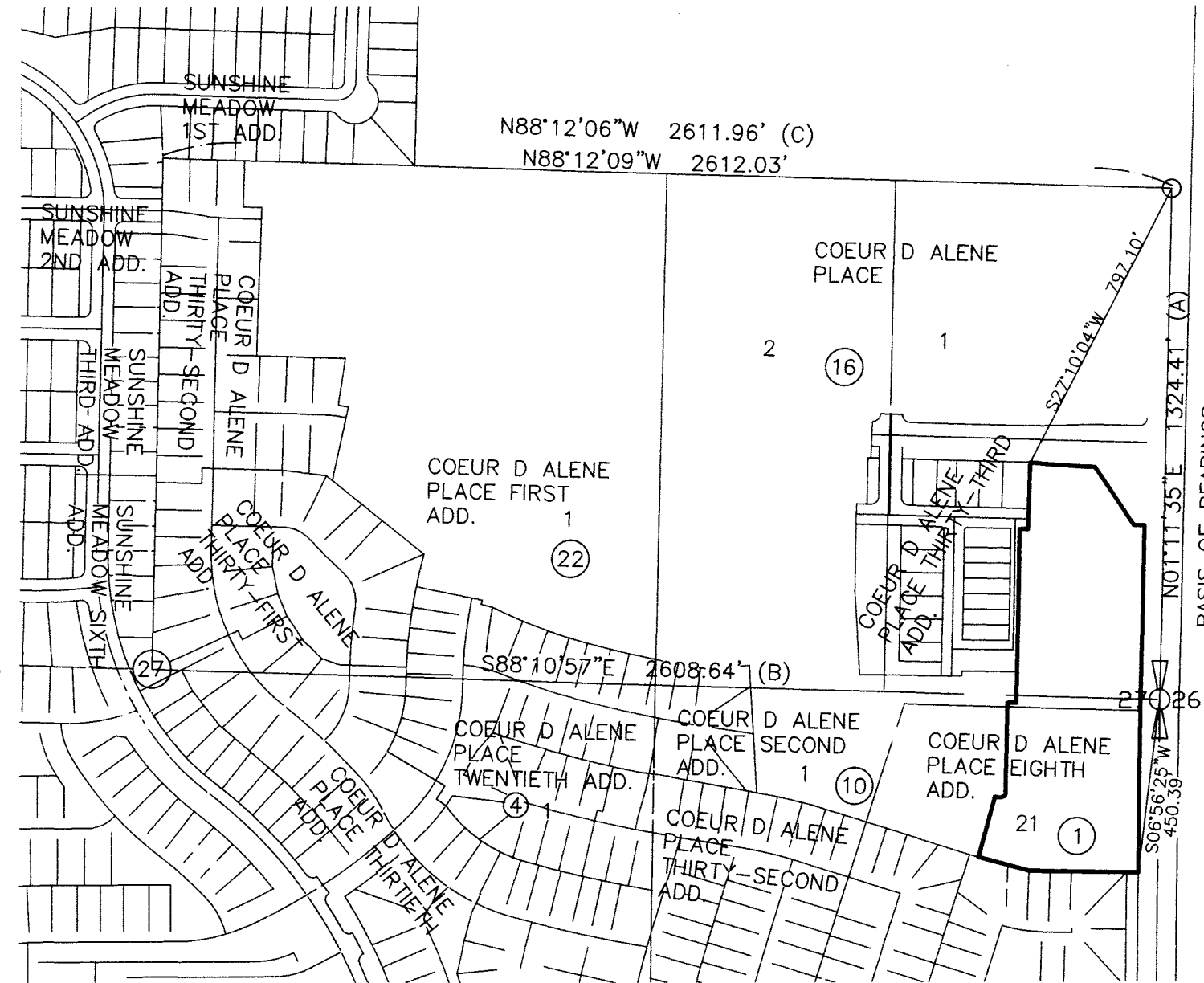
The developer is installing the required warranty bond (10%) to cover any maintenance issues that may arise during the one (1) year warranty period that will commence upon this approval, and terminate, on November 1, 2023. The amount of the security provided is \$30,725.00.

PERFORMANCE ANALYSIS

The developer has installed all required public infrastructure. The responsible City departments have approved the installations and found them ready to accept. Acceptance of the installed improvements will allow the issuance of all available building permits for this phase of the development, and, Certificate of Occupancy issuance upon completion. The City maintenance would be required to start after the one (1) year warranty period expires on November 1, 2023.

DECISION POINT RECOMMENDATION

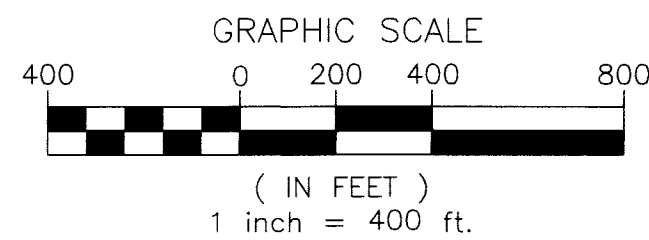
1. Accept the installed public infrastructure improvements.
2. Approve the Maintenance/Warranty Agreement and accompanying Security.



CENTER QUARTER CORNER
FOUND 2 1/4" ALUMINUM CAP IN
CONCRETE PER CP&F NO.
1277149

NORTH 1/16 CORNER
SECTION 27
FOUND 2 1/2" ALUMINUM
CAP IN MONUMENT BOX
PER CP&F NO.
2132224000

EAST QUARTER
CORNER SECTION 27
FOUND 2 1/2" ALUMINUM
CAP IN MONUMENT BOX
PER CP&F NO.
2132225000



SURVEY REFERENCES

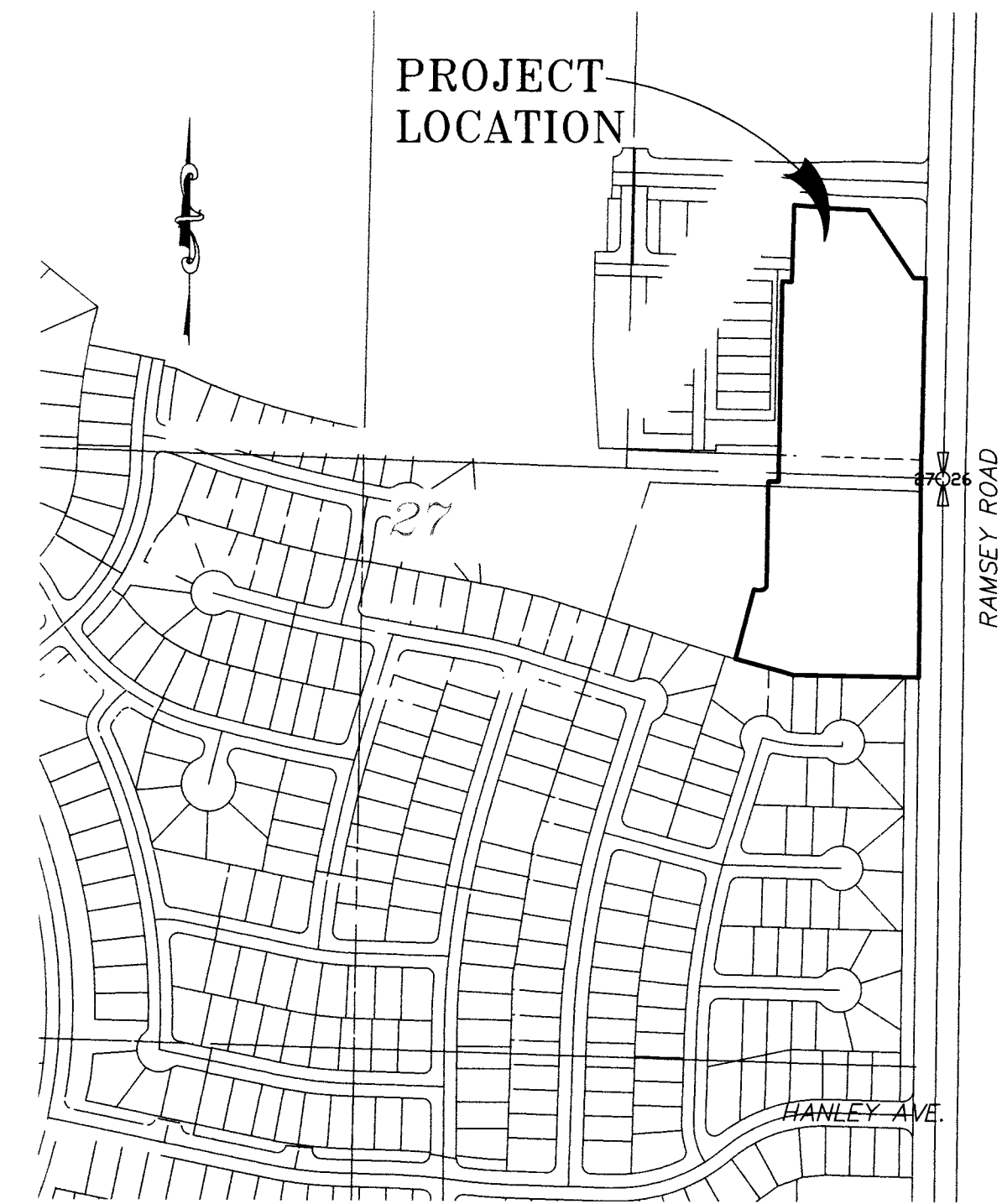
- (A) COEUR D'ALENE PLACE, RECORDED IN BOOK G OF PLATS, PAGES 210 THRU 210H
- (B) COEUR D'ALENE PLACE THIRTIETH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 282 THRU 282B
- (C) HONI ADDITION, RECORDED IN BOOK K OF PLATS, PAGES 269 THRU 269A
- (D) COEUR D' ALENE PLACE THIRTY-THIRD ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 544 THRU 544B
- (E) COEUR D' ALENE PLACE EIGHTH ADDITION, RECORDED IN BOOK I OF PLATS, PAGES 263 THRU 263A
- (F) COEUR D'ALENE PLACE FIRST ADDITION, RECORDED IN BOOK G OF PLATS, PAGES 340 THRU 340B

SURVEYOR'S NARRATIVE

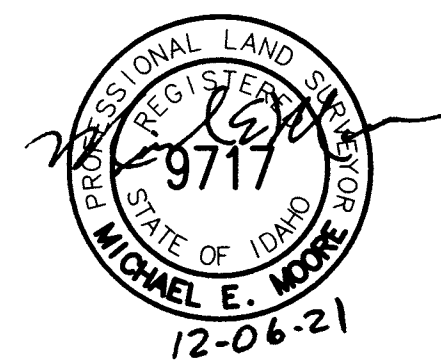
THIS PLAT IS A RE-PLAT OF A PORTION OF LOT 1 BLOCK 16 OF COEUR D'ALENE PLACE, RECORDED IN BOOK G OF PLATS, PAGES 210 THRU 210H, A PORTION OF LOT 21, BLOCK 1 OF COEUR D' ALENE PLACE EIGHTH ADDITION, RECORDED IN BOOK I OF PLATS, PAGES 263 THRU 263A, AND A PORTION OF VACATED WILBUR AVENUE PER ORDINANCE NO. 2776 RECORDED UNDER INSTRUMENT NUMBER 1466837 AND ORDINANCE NO. 3687, RECORDED UNDER INSTRUMENT NUMBER 2841488000.

BASIS OF BEARINGS

THE BEARING OF N01°11'35"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, ACCORDING TO COEUR D' ALENE PLACE, RECORDED IN BOOK G OF PLATS, PAGES 210-210H WAS HELD AS THE BASIS OF BEARINGS FOR THIS PLAT. PER IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, USING NAD83 (92) COORDINATES, THE CONVERGENCE ANGLE AT THE SOUTHWEST CORNER OF SECTION 27 IS 00°47'56.60.

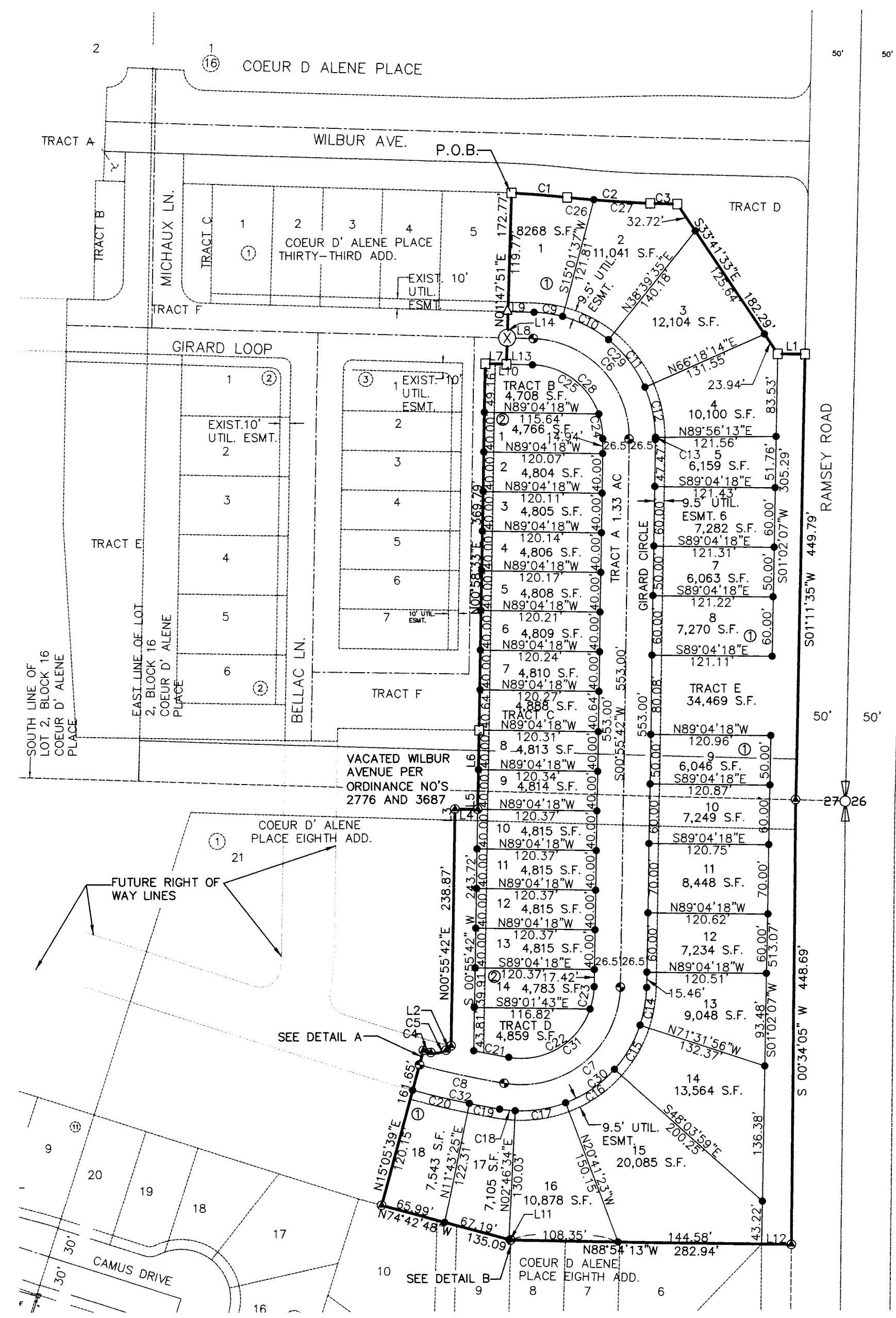


VICINITY MAP
NOT TO SCALE

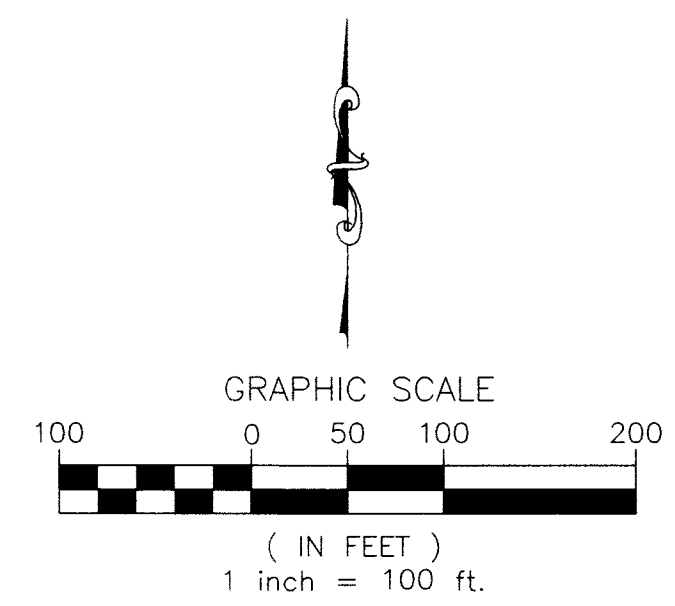


**COEUR D' ALENE PLACE
THIRTY-FIFTH ADDITION**
LOCATED IN THE EAST HALF OF SECTION 27 TOWNSHIP 51 NORTH,
RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE,
KOOTENAI COUNTY, IDAHO

RFK LAND SURVEYING INC.				
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com	DRAWN MEM	APPROVED RFK	SCALE AS NOTED	PROJECT 21-152
	DATE 12/01/21	DATE 12/01/21	SHEET 1 OF 3	FIELD BOOK



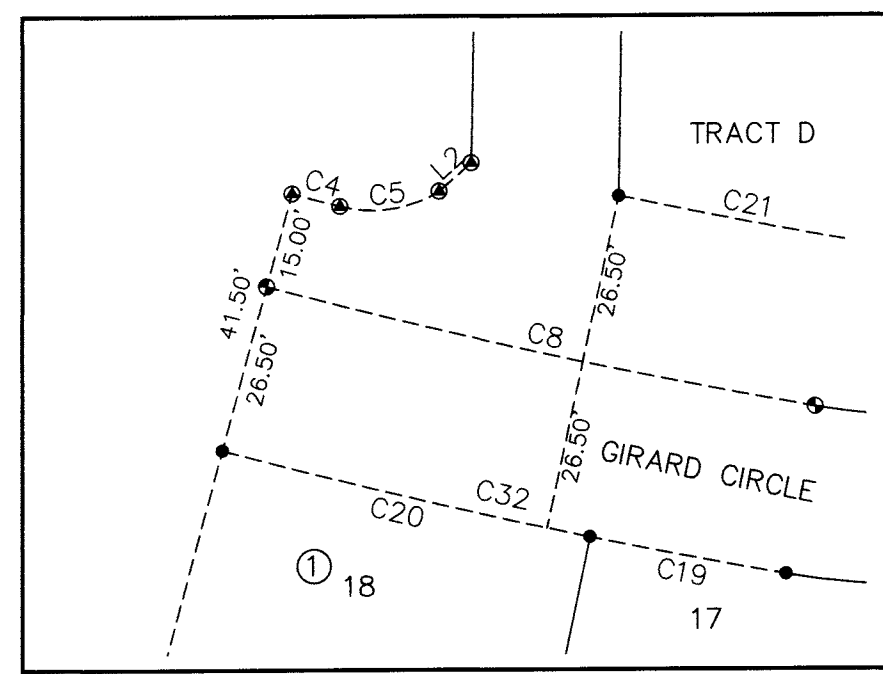
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	958.00'	56.25'	56.25'	S 85°15'52" E	3°21'52"
C2	1339.53'	84.02'	84.01'	S 85°53'32" E	3°35'38"
C3	1519.35'	27.22'	27.22'	S 88°12'09" E	1°01'36"
C4	958.50'	7.72'	7.72'	S 75°08'12" E	0°27'42"
C5	20.00'	16.06'	15.63'	S 81°37'44" W	46°00'27"
C6	100.00'	155.56'	140.34'	S 43°38'13" E	89°07'51"
C7	100.00'	172.81'	152.10'	N 50°26'05" E	99°00'46"
C8	973.50'	87.55'	87.53'	N 77°28'56" W	5°09'11"
C9	126.50'	29.21'	29.14'	N 81°35'16" W	13°13'46"
C10	126.50'	52.18'	51.81'	N 63°09'24" W	23°37'59"
C11	126.50'	61.03'	60.44'	N 37°31'05" W	23°37'59"
C12	126.50'	52.18'	51.81'	N 11°52'46" W	23°37'59"
C13	126.50'	2.19'	2.19'	N 00°25'58" E	0°59'29"
C14	126.50'	38.72'	38.57'	N 09°41'53" E	17°32'21"
C15	126.50'	51.81'	51.45'	N 30°12'02" E	23°27'57"
C16	126.50'	60.44'	59.87'	N 55°37'19" E	27°22'37"
C17	126.50'	51.81'	51.45'	N 81°02'36" E	23°27'57"
C18	126.50'	15.82'	15.81'	S 83°38'29" E	7°09'54"
C19	1000.00'	31.11'	31.10'	S 79°10'04" E	1°46'56"
C20	1000.00'	58.83'	58.82'	S 76°35'28" E	3°22'15"
C21	947.00'	35.92'	35.92'	N 78°58'20" W	2°10'23"
C22	73.50'	104.07'	95.59'	S 59°22'42" W	81°07'32"
C23	73.50'	22.95'	22.85'	S 09°52'19" W	17°53'14"
C24	73.50'	25.57'	25.44'	S 09°02'16" E	19°55'57"
C25	73.50'	88.77'	83.47'	S 53°36'12" E	69°11'54"
C26	1339.53'	27.05'	27.05'	S 84°40'27" E	1°09'26"
C27	1339.53'	56.97'	56.96'	S 86°28'15" E	2°26'12"
C28	73.50'	114.34'	103.15'	S 43°38'13" E	89°07'51"
C29	126.50'	196.79'	177.54'	N 43°38'13" W	89°07'51"
C30	126.50'	218.60'	192.40'	S 50°26'05" W	99°00'46"
C31	73.50'	127.02'	111.79'	S 50°26'05" W	99°00'46"
C32	1000.00'	89.94'	89.91'	N 77°28'56" W	5°09'11"



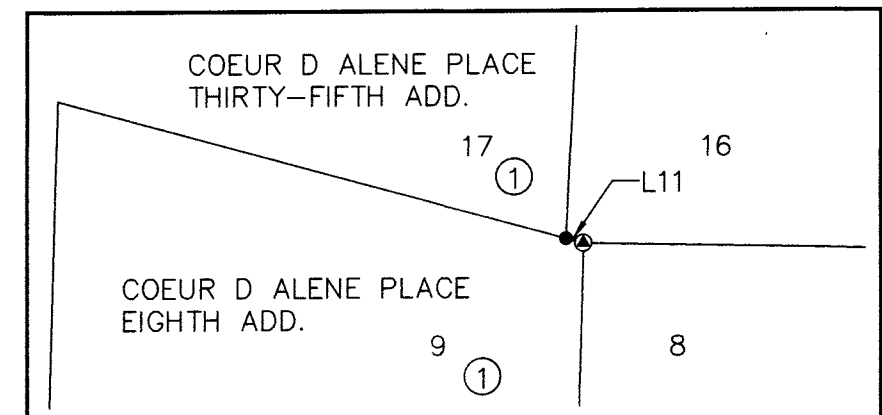
LEGEND

- FOUND 5/8" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717"
- ⊗ FOUND 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "MEM 9717"
- △ FOUND 1/2" X 24" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717"
- ⊙ SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331 AND 50-1333.
- SET 1/2" X 24" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE DATE OF RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331, 50-1332 AND 50-1333.
- ⊛ SET 5/8" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°57'53" E	27.59'
L2	S 48°26'29" W	6.70'
L3	N 00°55'42" E	11.17'
L4	S 89°04'18" E	23.00'
L5	N 00°58'33" E	18.48'
L6	N 00°58'33" E	61.52'
L7	S 88°12'09" E	21.27'
L8	S 88°12'09" E	26.35'
L9	S 88°12'09" E	26.35'
L10	N 88°12'09" W	47.62'
L11	S 74°42'48" E	1.90'
L12	N 88°54'13" W	30.01'
L13	N 88°12'09" W	26.35'
L14	N 01°47'51" E	53.00'



DETAIL A
SCALE: 1"=30'



DETAIL B
SCALE: 1"=20'

- SURVEY REFERENCES**
- (A) COEUR D'ALENE PLACE, RECORDED IN BOOK G OF PLATS, PAGES 210 THRU 210H
 - (B) COEUR D'ALENE PLACE THIRTIETH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 282 THRU 282B
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 - (D) COEUR D'ALENE PLACE THIRTY-THIRD ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 544 THRU 544B
 - (E) COEUR D'ALENE PLACE EIGHTH ADDITION, RECORDED IN BOOK I OF PLATS, PAGES 263 THRU 263A
 - (F) COEUR D'ALENE PLACE FIRST ADDITION, RECORDED IN BOOK G OF PLATS, PAGES 340 THRU 340B



COEUR D'ALENE PLACE THIRTY-FIFTH ADDITION
 LOCATED IN THE EAST HALF OF SECTION 27 TOWNSHIP 51 NORTH,
 RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE,
 KOOTENAI COUNTY, IDAHO

RFK LAND SURVEYING INC.			
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com	DRAWN MEM	APPROVED RFK	SCALE AS NOTED
	DATE 12/01/21	DATE 12/01/21	PROJECT 21-152
		SHEET 2 OF 3	FIELD BOOK

CITY COUNCIL CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COEUR D'ALENE, IDAHO ON THE 13th DAY OF December, 2021

Demetrius... COEUR D'ALENE CITY CLERK

Health District Approval: A SANITARY RESTRICTION, IN ACCORDANCE WITH IDAHO CODE 50-1326 TO 50-1329, IS IMPOSED ON THIS PLAT...

THIS PLAT APPROVED THIS 13th DAY OF December, 2021

PANHANDLE HEALTH DISTRICT 1: SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON QP FROM THE CITY OF COEUR D'ALENE REVIEW AND APPROVAL...

PANHANDLE HEALTH DISTRICT 1

SURVEYOR'S CERTIFICATE

I, MICHAEL E. MOORE P.L.S. #9717, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY SUPERVISION...

Michael E. Moore 12-26-21 DATE

KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED LAND HAVE BEEN PAID THROUGH 2021, THIS 11th DAY OF January, 2022

James D. Sweet, Kootenai County Treasurer, Deputy Treasurer

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS 15th DAY OF February, 2022

Professional Land Surveyor Registered 12463 State of Idaho Rodney E. Jones

KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF GREENSTONE-KOOTENAI II, INC. THIS 2nd DAY OF February, 2022

AT 10 MINUTES PAST 9 O'CLOCK A.M. AND DULY RECORDED IN BOOK L PAGE 464713 AS INSTRUMENT NO. 2885020000 FOR \$11.60

Jim Brauhm, Kootenai County Recorder, By: Denise Peckton, Deputy

OWNER'S CERTIFICATE & DEDICATION

BE IT KNOWN THAT GREENSTONE-KOOTENAI II, INC., AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND TRACTS AS HEREIN SHOWN AND DOES DESIGNATE THE SAME AS COEUR D'ALENE PLACE THIRTY-FIFTH ADDITION...

- 1) SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 958.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°15'52"E, 56.25 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°21'52" AN ARC DISTANCE OF 56.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1339.53 FEET AND A CHORD BEARING AND DISTANCE OF S85°53'32"E, 84.01 FEET;
2) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'38" AN ARC DISTANCE OF 84.02 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS 1519.35 FEET AND A CHORD BEARING AND DISTANCE OF S88°12'09"E, 27.22 FEET
3) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'36" AN ARC DISTANCE OF 27.22 FEET;
4) S33°41'33"E A DISTANCE OF 182.29 FEET;
5) S88°57'53"E A DISTANCE OF 27.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RAMSEY ROAD; THENCE ALONG THE SAID RIGHT OF WAY LINE S01°11'35"W A DISTANCE OF 449.79 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S00°34'05"W A DISTANCE OF 448.69 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 21 OF SAID COEUR D'ALENE PLACE EIGHTH ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 21 THE FOLLOWING (2) TWO COURSES;
1) N88°54'13"W A DISTANCE OF 282.93 FEET;
2) THENCE N74°42'48"W A DISTANCE 135.09 FEET;
THENCE LEAVING SAID SOUTHERLY LINE N15°05'39"E A DISTANCE OF 161.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 958.50 FEET AND A CHORD BEARING AND DISTANCE OF S75°08'12"E, 7.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°27'42" AN ARC DISTANCE OF 7.72 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N81°37'44"E, 15.63 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°00'27" AN ARC DISTANCE OF 16.06 FEET; THENCE N48°26'29"E A DISTANCE OF 6.70 FEET; N00°55'42"E A DISTANCE OF 227.71 FEET TO THE NORTH LINE OF SAID LOT 1, BLOCK 21 AND THE SOUTHERLY LINE OF VACATED WILBUR AVENUE (VACATION ORDINANCE NO. 2776); THENCE CONTINUING N00°55'42"E A DISTANCE OF 11.17 FEET; THENCE S89°04'18"E A DISTANCE OF 23.00 FEET; THENCE N00°58'33"E A DISTANCE OF 18.48 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND THE SOUTHERLY LINE OF WILBUR AVENUE (VACATION ORDINANCE NO. 3687); THENCE CONTINUING N00°58'33"E A DISTANCE OF 61.52 FEET TO THE SOUTHEASTERLY CORNER OF SAID COEUR D'ALENE PLACE THIRTY-THIRD ADDITION; THENCE ALONG THE EASTERLY LINE OF SAID COEUR D'ALENE PLACE THIRTY-THIRD ADDITION THE FOLLOWING (3) THREE COURSES:
1) N00°58'33"E A DISTANCE OF 369.79 FEET;
2) S88°12'09"E A DISTANCE OF 21.27 FEET;
3) N01°47'51"E A DISTANCE OF 172.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD. CONTAINING 7.800 ACRES MORE OR LESS.

- 1.) THE CITY OF COEUR D'ALENE WILL PROVIDE WATER AND SANITARY SEWER SERVICE TO THIS DEVELOPMENT.
2.) THE OWNER HEREBY GRANTS TO THE PUBLIC A NINE AND A HALF FOOT (9.5') EASEMENT AND ALL OF TRACTS A, B, C, D AND E AS SHOWN HEREON TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS FOR THE INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF FRANCHISED UTILITIES AS SHOWN HEREON.
3.) TRACTS A, B, C, D AND E IDENTIFIED HEREON ARE COMMON AREAS AND SHALL BE DEEDED TO, OWNED, IMPROVED, MANAGED AND MAINTAINED BY THE COEUR D'ALENE PLACE MASTER ASSOCIATION INC., A NONPROFIT ASSOCIATION OF PROPERTY OWNERS HAVING JURISDICTION OVER THE PLATTED AREA. THE COMMON TRACTS CANNOT BE SOLD OR TRANSFERRED REGARDLESS OF ANY PROVISIONS IN THE COVENANTS TO THE CONTRARY WITHOUT THE EXPRESSED WRITTEN APPROVAL BY THE CITY OF COEUR D'ALENE. THE OWNERS HEREBY DECLARE THAT ALL SUCH COMMON AREA TRACTS SHALL BE SUBJECT TO A PERPETUAL NONEXCLUSIVE EASEMENT IN FAVOR OF THE COEUR D'ALENE PLACE MASTER ASSOCIATION INC., FOR USE AND ENJOYMENT FOR RECREATIONAL PURPOSE, SUBJECT TO SUCH PURPOSES AS DRAINAGE, INGRESS AND EGRESS EASEMENTS AND SUBJECT TO SUCH UNIFORM RULES, REGULATIONS, AND RESTRICTIONS AS MAY BE ADOPTED BY THE OWNERS ASSOCIATION FROM TIME TO TIME.

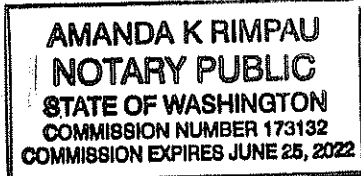
IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREUNTO SUBSCRIBED THIS 7th DAY OF December, 2021

By: Greenstone-Kootenai II, Inc.

ACKNOWLEDGMENT STATE OF WASHINGTON) COUNTY OF SPOKANE)

ON THIS 7th DAY OF December, 2021 BEFORE ME, Amanda K Rimpau, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Greenstone-Kootenai II, Inc. FOR GREENSTONE-KOOTENAI II, INC. THE CORPORATION THAT EXECUTED THIS INSTRUMENT OR THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Notary Public for the State of Washington, My Commission Expires June 25, 2022



COEUR D'ALENE PLACE THIRTY-FIFTH ADDITION LOCATED IN THE EAST HALF OF SECTION 27 TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

RFK LAND SURVEYING INC. 1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com

DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	AS NOTED	21-152
DATE	DATE	SHEET	FIELD BOOK
12/01/21	12/01/21	3 OF 3	

AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK
Coeur d'Alene Place 35th Addition

THIS AGREEMENT made this 1st day of November, 2022 between Greenstone-Kootenai II, Inc., whose address is 1421 N. Meadowwood Lane, Suite 200, Liberty Lake, WA 99019, with Kevin Schneidmiller, Vice-President, hereinafter referred to as the "**Developer**," and the city of Coeur d'Alene, a municipal corporation and political subdivision of the state of Idaho, whose address is City Hall, 710 E. Mullan Avenue, Coeur d'Alene, ID 83814, hereinafter referred to as the "**City**";

WHEREAS, the City has approved the final subdivision plat of Coeur d'Alene Place 35th Addition, a thirty-two (32) lot, residential development in Coeur d'Alene, situated in the E ½ Section 27, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho; and

WHEREAS, the Developer completed the installation of certain public improvements in the noted subdivision as required by Title 16 of the Coeur d'Alene Municipal Code and is required to warrant and maintain the improvements for one year; NOW, THEREFORE,

IT IS AGREED AS FOLLOWS:

The Developer agrees to maintain and warrant for a period of one year from the approval date of this agreement, the public improvements listed in the attached spreadsheet, attached as Exhibit "A", and, as shown on the construction plans entitled "Coeur d'Alene Place 35th Addition", signed and stamped by Doug J. Desmond, PE, # 10886, dated October 20, 2022, incorporated herein by reference, including but not limited to: sanitary sewer system and appurtenances, potable water system and appurtenances, catch basins, stormwater drainage swales, drywells and appurtenances, concrete curb and sidewalk including ramps, asphalt paving, street luminaires, signing and monumentation as required under Title 16 of the Coeur d'Alene Municipal Code.

The Developer herewith delivers to the City, security in a form acceptable to the City, for the amount of Thirty Thousand Seven hundred twenty-five and 00/100 Dollars (\$30,725.00) securing the obligation of the Developer to maintain and warrant the public subdivision improvements referred to herein. The security shall not be released until the 1st day of November, 2023. The City Inspector will conduct a final inspection prior to the release of the security to verify that all installed improvements are undamaged and free from defect. In the event that the improvements made by the Developer were not maintained or became defective during the period set forth above, the City may demand the funds represented by the security and use the proceeds to complete maintenance or repair of the improvements thereof. The Developer further agrees to be responsible for all costs of warranting and maintaining said improvements above the amount of the security given.

Owner's Reimbursement to the City: The Parties further agree that the City has utilized substantial staff time to prepare this agreement, which will benefit the Owner. The Parties further agree the City should be reimbursed a reasonable fee for its costs to prepare such agreement. The Parties further agree that such fee should be in the amount of Twenty Five and No/100 Dollars (\$25.00).

IN WITNESS WHEREOF, the parties have set their hands and seal the day and year first above written.

City of Coeur d'Alene

Greenstone-Kootenai II, Inc.

James Hammond, Mayor

Kevin Schneidmiller, Vice-President

ATTEST:

Renata McLeod, City Clerk

EXHIBIT 'A'

Project Name:		CDA Place 35th Addition							
Project Number:		8-335000							
Warranty Bond									
Street Names				Girard Loop	Alley	per unit	cost	tax	TOTAL COST (Includes Allocations)
		length	1005	385					
		width	30	15					
50	Radius	7850							
		culdesac							
		area - sq ft	30150	5775					
Expenses									
		taxable							
		average depth	1	1					
		ROW width	54	23					
9-0120	Storm Drainage	0 Single Depth DW				\$ 2,355.00	0	0	
		0 Double Depth DW		6		\$ 3,350.00	20,100	0	
		0 CMP 8"				\$ 16.50	0	0	
		0 CMP 12"		45		\$ 37.00	1,665	0	
		0 CMP 18"				\$ 36.00	0	0	
		0 HDPE 24"				\$ 32.00	0	0	
		0 storm manhole				\$ 3,300.00	0	0	
		0 Type I CB				\$ 1,750.00	0	0	
		0 Type II CB		2		\$ 1,850.00	3,700	0	
		0 Sidewalk Vaults		2		\$ 900.00	1,800	0	
		0 208' ponds		1776		\$ 1.20	2,131	0	
		0 Rip Rap		4		\$ 500.00	2,000	0	
		0 Splash Pads				\$ 950.00	0	0	
		0 Hydroseed		1776		\$ 0.20	355	0	31,751
9-0130	Sewer	0 6" mainline				\$ 26.00	0	0	
		0 8" mainline		1128		\$ 45.00	50,760	0	
		0 10" mainline				\$ 40.00	0	0	
		0 12" mainline				\$ 60.00	0	0	
		0 12" forced main				\$ 41.00	0	0	
		0 6" forced main				\$ 32.00	0	0	
		0 Manholes		6		\$ 4,400.00	26,400	0	
		0 Manholes-Main				\$ 300.00	0	0	
		0 services		32		\$ 770.00	24,640	0	
		0 8" cleanout		1		\$ 850.00	850	0	
		0 service extra work				\$ 750.00	0	0	
		0 sleeving				\$ 150.00	0	0	
		0 Tie in		1		\$ 7,500.00	7,500	0	
		0 boring				\$ -	0	0	110,150
9-0140	Water	0 6" mainline				\$ 30.00	0	0	
		0 8" mainline		1045		\$ 50.00	52,250	0	
		0 10" mainline				\$ 51.00	0	0	
		0 12" Mainline				\$ 60.00	0	0	
		0 Fire Hydrants		2		\$ 6,200.00	12,400	0	
		0 blow offs		1		\$ 1,600.00	1,600	0	
		0 Sample station				\$ 3,400.00	0	0	
		0 Services		33		\$ 2,500.00	82,500	0	
		0 irrigation service		1		\$ 15,000.00	15,000	0	
		0 irrigation sleeving		550		\$ 15.00	0	0	
		0 Tie In		1		\$ 1,600.00	1,600	0	165,350
CONSTRUCTION COSTS									307,251
Warranty Bond @ 10%									30,725

OTHER BUSINESS

**CITY COUNCIL
STAFF REPORT**

DATE: NOVEMBER 1, 2022
FROM: TERRY PICKEL, WATER DEPARTMENT DIRECTOR
**SUBJECT: AWARD OF CONTRACT FOR PRAIRIE WELL PUMP
REHABILITATION PROJECT**

=====

DECISION POINT: Should Council accept the bid and award a contract to Specialty Pump Services, Inc., as low bidder for rehabilitation of the Prairie Well?

HISTORY: The Prairie Well was originally installed in 1999 and is 400' deep. It has a tested production capacity of nearly 3400 gpm. The well is 24" in diameter and cased or screened to the bottom. The well was put into production and has consistently produced a rate of approximately 3700 gpm. The pump assembly consists of a 500 Hp motor, 12" diameter drop pipes (columns), 2.25" diameter shafts, and a 6-stage pump. The pump was last replaced in 2010.

FINANCIAL ANALYSIS: The Water Department has budgeted \$182,600 for the rehabilitation through the operations and maintenance budget and no additional engineering services are required for this project. One bid was received for the project, the lowest responsive base bid of \$105,184 received from Specialty Pump Services, Inc. Options included in the bid packet were for potential replacement of the pump columns, stainless steel shafts, and brass spider bearings in the event undue wear is detected. Exercising all options would bring the total bid to \$197,159. While staff anticipates there may be a need to replace at least some of the pump column based on previous history, it is not anticipated to have to replace everything. Therefore, staff is proposing approval for the base bid of \$105,184 and a contract not to exceed the budget amount of \$182,600.00 should additional replacements be required.

PERFORMANCE ANALYSIS: Staff proposes to have the pump assembly removed, cleaned, inspected, and replace any necessary parts. Options were included in the bid should any of the assembly components exhibit undue wear. The stainless-steel shafts shall be inspected and straightened as necessary to ensure factory tolerances. Once removal is approved to begin, staff anticipates that the project should be complete within 120 business days barring any unanticipated problems such as damaged or defective equipment or materials. The well will be inspected by means of video to determine if additional cleaning will be required as part of the optional bid.

REQUESTED ACTION: City Council should accept the bid and award a contract for the Prairie Well Pump Rehabilitation Project to Specialty Pump Services, Inc., as the low responsive bidder for the sum of \$105,184.00, in a contract not to exceed the budget amount of \$182,600.00 to cover unexpected damage or wear.

BID PROPOSAL
PRAIRIE WELL PUMP REHABILITATION
For

City of Coeur d'Alene Water Department

From: Specialty Pump Services Inc.

To: The Honorable Mayor and Council

Date: 10/14/22

Location: City Hall, 710 Mullan Avenue, Coeur d'Alene, Idaho 83814

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with the OWNER in the form included in the Bid Documents to perform the WORK as specified or indicated in said Bid Documents.

2. Bidder accepts all of the terms and conditions of the Bid Documents, including without limitation those in the Notice of Advertisement for Bids and Instructions to Bidders, dealing with the disposition of the Bid Security.

3. This Bid will remain open for the period stated in the Notice of Advertisement for Bids unless otherwise required by law. Bidder will enter into an Agreement within the time and in the manner required in the Notice of Advertisement for Bids and the Instructions to Bidders.

4. Bidder has examined copies of all the Bid Documents including addenda (if any receipt of all of which is hereby acknowledged).

5. Bidder is familiar with the nature and extent of the Bid Documents, locality, the legal requirements (federal, state and local laws, ordinances, rules, and regulations), and the conditions affecting cost, and progress and has made such independent investigations, as Bidder deems necessary.

6. This Bid is genuine and not made in the interest of or on behalf of any undisclosed

person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

To all the foregoing, and including all Bid Schedule(s) and information required of Bidder contained in this Bid Proposal, said Bidder further agrees to complete the WORK required under the Bid Documents, and to accept in full payment therefore the Bid Price based on the Total Bid Price(s) named in the aforementioned Bidding Schedule(s).

The party by whom this proposal is submitted and by whom the contract will be entered into in case the award is made to him:

Bidder (state whether business is a Corporation, a partnership, or an Individual)

Specialty Pump Services Inc. Corporation

Idaho Public Works Contractor's License Number: PWC-C-15754-C-4

Expiration Date: 6/30/2023

Specialty Construction Categories: Pump & Irrigation

Bidder's Address:

5223 E. Union

Spokane, WA 99212

Bidder's Phone Number: 509-534-3382

Bidder's Fax Number: 509-534-3382

State of Incorporation:

Washington

Corporate Address:

5223 E. Union

Spokane, WA 99212

Dated: 10/14/22

Signature:

(SEAL)

Derek Succi

Name of Authorizing Official:

Derek Succi

Title: President

Attested By:

Shannon L Stone

Title: Notary



NON-COLLUSION AFFIDAVIT

(THIS FORM TO BE EXECUTED BY EACH BIDDER AND SUBMITTED WITH BID)

State of Washington)
) ss.
County of Spokane)

Derek Savel, being first duly sworn, deposes and says that he/she is President
(sole owner, a partner, president, secretary, etc.)

of Specialty Pump Services Inc.,
the party making the foregoing bid, that such Bid is not made in the interest of or on behalf of any undisclosed person, partnership, company association, organization, or corporation; that such Bid is genuine and not collusive or sham; that said Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, nor that anyone shall refrain from bidding; that said Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of said Bidder or of any other bidder, nor to fix any overhead, profit, or cost advantage against the public body awarding the contract or anyone interested in the proposed contract; that all statements contained in such Bid are true; and, further, that said Bidder has not directly or indirectly, submitted its bid price or any breakdown thereof, nor the contents thereof, nor divulged information or data relative thereto, not paid and will not pay fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, nor to any member or agent thereof, nor to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his/her general business.

Signed: Derek Savel
Title: President

Subscribed and sworn to before me this 14 day of October, 2022.



Shannon L Stone
Notary Public in and for the State
of Washington
Residing at: Spokane
My Commission expires: 8/22/2023

AFFIDAVIT OF PAYMENT OR SECUREMENT OF ALL TAXES

STATE OF IDAHO)
):ss
County of Kootenai)

Derek Succi, being first duly sworn, deposes and says that he is Specialty Pump Services Inc. in conformance with Idaho Code 63-15-2; affiant states that Specialty Pump Services Inc. has paid or secured to the satisfaction of the respective taxing units all taxes for which he or his property is liable now due or delinquent including assessments, excises, and license fees levied by the State of Idaho or any taxing unit within the State of Idaho.

Dated this 14th day of October, 2022.

Subscribed and sworn to before me this 14 day of October, 2022.



Shannon L Stone
Notary Public for State of Idaho Washington
Residing at: Spokane
My Commission expires: 8/22/2023

BID GUARANTY BOND

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Specialty Pump Service, Inc., hereinafter called the Principal, and Travelers Casualty and Surety Company of America, hereinafter called the Surety, are jointly and severally held and firmly bound unto the City of Coeur d'Alene, hereinafter called the Obligee, each in the penal sum of five (5%) percent of the total amount of the bid of the principal for the work, this sum not to exceed 5% of Bid Amount dollars (\$ 5% of Bid Amount) of lawful money of the United States for the payment whereof unto the Obligee, the principal and Surety jointly and severally bind themselves forever firmly by these presents.

WHEREAS, the Principal is herewith submitting its offer for the fulfillment of Obligee's contract for the City of Coeur d'Alene Water Department Prairie Well Pump Rehabilitation Project.

NOW, THEREFORE, the condition of this obligation is such that if the Principal is awarded the contract, and if the Principal, within the time specified in the bid documents for such contract, enters into, executes, and delivers to the Obligee an agreement in the form provided herein complete with evidences of insurance, and if the Principal within the time specified in the bid gives to the Obligee the performance and payment bonds on the form provided herein, then this obligation shall be void; otherwise, the Principal and Surety will pay unto the Obligee (1) the full penal sum thereof to be applied against the expenses of preparation and printing of the plans and specifications, estimates of costs and publication of notice, and (2) the difference in money between the total amount of the bid of the Principal and the amount for which the Obligee legally contracts with another party to fulfill the contract if the latter amount be in excess of the former, but in no event shall the Surety's liability exceed the penal sum hereof.

AND IT IS HEREBY DECLARED AND AGREED that the Surety shall be liable under this obligation as Principal and that nothing of any kind or nature whatsoever shall operate as a discharge or a release of liability of the Surety other than payment of its obligations hereunder.

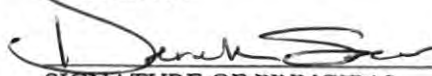
IT IS HEREBY FURTHER DECLARED AND AGREED that this obligation shall be binding upon and inure to the benefit of the Principal, the Surety, and the Obligee and their respective heirs, executors, administrators, successors and assigns.

SIGNED AND SEALED this 11th day of October, 2022.

(SEAL)

Specialty Pump Service, Inc.

PRINCIPAL



SIGNATURE OF PRINCIPAL

President.

TITLE OF SIGNATORY

Travelers Casualty and Surety Company of America

SURETY



SIGNATURE FOR SURETY

Kaitlyn Crea, Attorney-In-Fact

TITLE OF SIGNATORY





**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Kaitlyn Crea** of **SPOKANE, Washington**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

City of Hartford ss.

By: 
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **11th** day of **October**, 2022




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**



**SURETY BOND SEAL ADDENDUM
TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**

Due to logistical issues associated with the use of traditional seals during the COVID-19 pandemic, Travelers Casualty and Surety Company of America ("Travelers") has authorized its Attorneys-in-Fact to affix Travelers' corporate seal to any bond executed on behalf of Travelers by any such Attorney-in-Fact by attaching this Addendum to said bond.


To the extent this Addendum is attached to a bond that is executed on behalf of Travelers by its Attorney-in-Fact, Travelers hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 16th day of March, 2020.

Travelers Casualty and Surety Company of America



By: _____


Robert L. Raney, Senior Vice President

BASE BID SCHEDULE

(See pay item details in Section 2.E of "Technical Specifications")

PAY ITEM NO.	ITEM DESCRIPTION	EST QNT	UNIT	UNIT PRICE	TOTAL PRICE
BASE BID	WATER DEPT. PRAIRIE WELL PUMP REHABILITATION				
1.	REMOVE / INSTALL MOTOR, PUMP AND ALL RELATED EQUIPMENT AND APPURTENANCES.	1	LS	\$34,000.00	\$34,000.00
2.	REPLACE FLOWAY 16MKM, 6 STAGE, MINIMUM FLOW RATE 3700 GPM AT 450' TDH, VERTICAL TURBINE PUMP.	1	EA	\$25,419.00	\$25,419.00
3.	REMOVAL, CLEANING, INSPECTION AND INSTALLATION OF PUMP COLUMNS.	1	LS	\$4,700.00	\$4,700.00
4.	CLEAN, INSPECT AND STRAIGHTEN 2.25" x 10' AISI 416 SS PUMP SHAFT.	27	EA	\$185.00	\$4,995.00
5.	CLEAN, INSPECT AND STRAIGHTEN 2.25" x 72.750" SHAFT TOP LINE 416SS.	1	EA	\$200.00	\$200.00
6.	CLEAN, INSPECT AND STRAIGHTEN 2.25" x 70.500" SHAFT HEAD 416SS	1	EA	\$200.00	\$200.00
7.	CHANGE STAINLESS STEEL 2.25" SHAFT COUPLINGS TO 2.25" C1040 CARBON STEEL COUPLINGS	29	EA	\$155.00	\$4,495.00
8.	REMOVAL, CLEANING AND INSPECTION OF SPIDERS BEARINGS, INSTALLATION OF NEW BUSHINGS, INSTALLATION.	28	EA	\$150.00	\$4,200.00
9.	CLEANING, INSPECTION AND BEARING REPLACEMENT FOR 500 HP GENERAL ELECTRIC MOTOR.	1	EA	\$12,600.00	\$12,600.00
10.	DOWN WELL BORE HOLE VIDEO AND INSPECTION OF CASING AND WELL SCREENS.	1	LS	\$2,500.00	\$2,500.00
11.	INSTALLATION OF PVC SIZED TO FIT LEVEL & PRESSURE SENSOR	1	LS	\$6,500.00	\$6,500.00
12.	ENSURE SOLE PLATE IS LEVEL, BALANCE MOTOR AND PUMP ASSEMBLY.	1	LS	\$975.00	\$975.00
13.	REBUILD MECHANICAL SEAL WITH KIT TO BE PROVIDED BY THE CITY.	1	LS	\$1,450.00	\$1,450.00
14.	CHLORINATE WELL, PUMP EQUIPMENT AND LINES, AND PUMP TO DRAIN. CITY TO ACQUIRE BAC-T SAMPLE	1	LS	\$2,000.00	\$2,000.00
15.	START UP SERVICES TO INCLUDE FINAL CONNECTIONS, TESTING AND DOCUMENTATION.	1	EA	\$950.00	\$950.00
	TOTAL BASE BID				\$105,184.00

TOTAL BASE BID

One hundred five thousand One hundred eighty four (\$105,184.00)
(use words)

Amount shown in both words and figures. If there is a discrepancy, the amount shown in words shall

govern.

ALTERNATIVE BID SCHEDULE #1

(See pay item details in Section 2.F of "Technical Specifications")

PAY ITEM NO.	ITEM DESCRIPTION	EST QNT	UNIT	UNIT PRICE	TOTAL PRICE
ALT BID 1	WATER DEPT. PRAIRIE WELL PUMP REHABILITATION				
1	REPLACE 12" SHAFT RETAINERS, "SPIDERS", W/ RUBBER BUSHINGS FOR 2.25" 416SS SHAFT	PER	EA	\$350.00	\$350.00
2	REBUILD FLOWAY 16 MKM, 6 STAGE VERTICAL TURBINE PUMP.	1	EA	\$19,400.00	\$19,400.00
3.	REPLACE 2.25" x 10' 416 SS SHAFT AND C1040 CARBON STEEL COUPLING	PER	EA	\$1,100.00	\$1,100.00
4.	REPLACE ALL 2.25" x 10' 416SS SHAFT AND C1040 CARBON STEEL COUPLINGS	27	EA	\$1,150.00	\$31,050.00
5.	REPLACE 2.25" x 72.750" 416SS SHAFT TOP LINE AND C1040 CARBON STEEL COUPLING.	1	EA	\$1,850.00	\$1,850.00
6.	REPLACE 2.25" x 70.500" 416SS SHAFT HEAD AND C1040 CARBON STEEL COUPLING	1	EA	\$1,850.00	\$1,850.00
7.	HYDRO-JET AND BRUSH WELL CASING AND SCREENS THEN BAIL DEBRIS. RE-VIDEO AFTER CLEANING.	1	LS	\$30,000.00	\$30,000.00
8.	REPLACE 12" X 10' PUMP COLUMN AND COUPLING	PER	EA	\$1,300.00	\$1,300.00
9.	REPLACE 12" NOM. GALVANIZED NPT FEMALE CONE STRAINER	1	EA	\$1,675.00	\$1,675.00
10.	REPLACE MECHANICAL SEAL	1	EA	\$3,400.00	\$3,400.00

\$91,975.00

TOTAL OPTIONAL BID

One hundred ninety seven thousand one hundred fifty nine (\$197,159.00)

(use words)

Amount shown in both words and figures. If there is a discrepancy, the amount shown in words shall govern.



PRAIRIE WELL PUMP REHAB

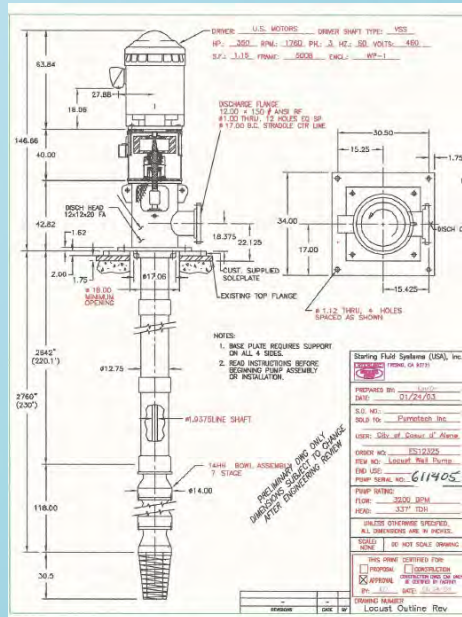
639 W WILBUR AVE



SETTING UP TO DRILL PRAIRIE WELL 1999



WHAT IS A WELL REHAB?



SPIDER, SHAFT, & CASING



NEW HARDWARE IF NEEDED



PRAIRIE WELL PUMP REHAB



Prairie Well Pump Rehabilitation Project

City Council should accept the bid of and award a contract for the Prairie Well Pump Rehabilitation Project to Specialty Pump Services, Inc., as the low responsive bidder for the sum of \$105,184.00, in a contract not to exceed the budget amount of \$182,600.00 to cover unexpected damage or wear.



PRAIRIE WELL PUMP REHAB

Thank you!



RESOLUTION NO. 22-052

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AGREEMENT WITH SPECIALTY PUMP SERVICES, INC., FOR THE PRAIRIE WELL PUMP REHABILITATION PROJECT.

WHEREAS, the Water Department of the City of Coeur d'Alene has recommended that the City of Coeur d'Alene enter into an agreement with Specialty Pump Services, Inc., for the Prairie Well Pump Rehabilitation project pursuant to terms and conditions set forth in a contract, a copy of which is attached hereto as Exhibit "1" and by reference made a part hereof; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to enter into such contract.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into an Agreement for the Prairie Well Pump Rehabilitation project with Specialty Pump Services, Inc., in substantially the form attached hereto as Exhibit "1" and incorporated herein by reference with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreement to the extent its substantive provisions remain intact.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute such agreement on behalf of the City.

DATED this 1st day of November, 2022.

James Hammond, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER GOOKIN Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER MCEVERS Voted

COUNCIL MEMBER WOOD Voted

_____ was absent. Motion _____.

AGREEMENT

THIS AGREEMENT is made and entered into this 1st day of November, 2022, between the **CITY OF COEUR D'ALENE**, Kootenai County, Idaho, a municipal corporation duly organized and existing under and by virtue of the laws of the state of Idaho, hereinafter referred to as "CITY," and **SPECIALTY PUMP SERVICE, INC.**, a corporation duly organized and existing under and by virtue of the laws of the state of Washington, with its principal place of business at 4712 S. Thor, Spokane, Washington, hereinafter referred to as the "CONTRACTOR."

W I T N E S S E T H:

THAT, WHEREAS, the CONTRACTOR has been awarded the contract for the City of Coeur d'Alene Water Department **PRAIRIE WELL PUMP REHABILITATION** in Coeur d'Alene, according to plans and specifications on file in the office of the City Clerk of the CITY, which plans and specifications are entitled:

IT IS AGREED that, for and in consideration of the covenants and agreements to be made and performed by the CITY as hereinafter set forth, the CONTRACTOR shall perform all of the work as set forth in the said plans and specifications described above, in said CITY, furnishing all labor and materials therefore according to said plans and specifications and under the penalties expressed in the performance bond bearing even date herewith, and which bond with said plans and specifications are hereby declared and accepted as parts of this contract. All material shall be of the high standard required by the said plans and specifications and approved by the Water Superintendent, and all labor performed shall be of first-class workmanship.

The CONTRACTOR shall employ appropriate means to prevent accidents and defend the CITY from all claims for injury to person or property resulting from the CONTRACTOR's actions or omissions in performance of this contract, and to that end shall maintain insurance of the type and in the amount specified in the Contract Documents, it being the intention that the minimum limits shall be those provided for under Idaho Code § 6-924. Certificates of insurance providing at least thirty (30) days written notice to the CITY prior to cancellation of the policy shall be filed in the office of the City Clerk.

The CONTRACTOR agrees to maintain Worker's Compensation coverage on all employees, including employees of subcontractors, during the term of this contract as required by Idaho Code §§ 72-101 through 72-806. Should the CONTRACTOR fail to maintain such insurance during the entire term hereof, the CONTRACTOR shall indemnify the CITY against any loss resulting to the CITY from such failure, either by way of compensation or additional premium liability. The CONTRACTOR shall furnish to the CITY, prior to commencement of the work, such evidence as the CITY may require guaranteeing contributions which will come due under the Employment Security Law including, at the option of the CITY, a surety bond in an amount sufficient to make such payments.

The CONTRACTOR shall furnish the CITY certificates of the insurance coverages required herein, which certificates must be approved by the City Attorney.

The CITY shall pay to the CONTRACTOR for the work, services and materials herein provided to be done and furnished by it a sum not to exceed **One Hundred Eighty-Two Thousand Six Hundred dollars and no/100's (\$182,600.00)**, as hereinafter provided. Partial payment shall be made on the third

Tuesday of each calendar month on a duly certified estimate of the work completed in the previous calendar provided to the CITY by the first Tuesday of each month, less five percent (5%). Final payment shall be made thirty (30) days after completion of all work and acceptance by the City Council, provided that the CONTRACTOR has obtained from the Idaho State Tax Commission and submitted to the CITY a release of liability for taxes (Form 10-248-79).

The CONTRACTOR shall complete all work and be ready for final acceptance within **one hundred twenty (120) calendar days** of the commencement date given in the Notice to Proceed issued by the CITY. The CONTRACTOR shall complete all work necessary as set forth in the said plans and specifications described above within the above specified time frame.

The CITY and the CONTRACTOR recognize that time is of the essence and failure of the CONTRACTOR to complete the work within the time allowed shall result in damages being sustained by the CITY. Such damages are and will continue to be impractical and extremely difficult to determine. Therefore, in the event the CONTRACTOR shall fail to complete the work within the above time limit, the CONTRACTOR shall pay to the CITY or have withheld from moneys due, liquidated damages at the rate of **\$500.00** per calendar day, which sums shall not be construed as a penalty.

The CONTRACTOR further agrees: In consideration of securing the business of constructing the works to be constructed under this contract, recognizing the business in which it is engaged is of a transitory character and that in the pursuit thereof, its property used therein may be without the state of Idaho when taxes, excises or license fees to which it is liable become payable, agrees:

1. To pay promptly when due all taxes (other than on real property), excises and license fees due to the State of Idaho, its subdivisions, and municipal and quasi-municipal corporations therein, accrued or accruing during the term of this contract, whether or not the same shall be payable at the end of such term.
2. That if the said taxes, excises and license fees are not payable at the end of said term but liability for said payment thereof exists, even though the same constitutes liens upon its property, to secure the same to the satisfaction of the respective officers charged with the collection thereof.
3. That in the event of his default in the payment or securing of such taxes, excises and license fees, to consent that the department, officer, board or taxing unit entering into this contract may withhold from any payment due it thereunder the estimated amount of such accrued and accruing taxes, excises and license fees for the benefit of all taxing units to which said contractor is liable.

IT IS FURTHER AGREED that for additions or deductions to the plans and specifications, the unit prices as set forth in the written proposal of the CONTRACTOR are hereby made a part of this Agreement.

For the faithful performance of this Agreement in accordance with the plans and specifications and payment for all labor and materials, the CONTRACTOR shall execute good and sufficient performance bond and payment bond each in the amount of one hundred percent (100%) of the total amount of the bid as herein before stated, said bonds to be executed by a surety company authorized to do business in the state of Idaho.

The term "CONTRACT DOCUMENTS" are defined in Section 2 of the Contract Documents, entitled, "Standard General Conditions of the Construction Contract."

THIS CONTRACT, with all of its forms, specifications and stipulations, shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the Mayor and City Clerk of the CITY OF COEUR D'ALENE have executed this contract on behalf of said CITY, the City Clerk has affixed the seal of said city hereto, and the CONTRACTOR has caused the same to be signed by its President, and its seal to be affixed hereto, the day and year first above written.

CITY:

CITY OF COEUR D'ALENE
KOOTENAI COUNTY, IDAHO

CONTRACTOR:

SPECIALTY PUMP SERVICE, INC.

By: _____
James Hammond, Mayor

By: _____

ATTEST:

ATTEST:

Renata McLeod, City Clerk

**CITY COUNCIL
STAFF REPORT**

DATE: NOVEMBER 1, 2022
FROM: TERRY PICKEL, WATER DEPARTMENT DIRECTOR
**SUBJECT: AUTHORIZATION FOR APPROVAL OF STATE REVOLVING FUND
PLANNING GRANT**

=====

DECISION POINT: Should City Council authorize the acceptance of, and grant signatory authority to the Mayor for, a proposed Idaho Department of Environmental Quality State Revolving Fund Planning Grant not to exceed \$103,850.00?

HISTORY: As required by the Idaho Department of Environmental Quality Drinking Water Rules, the City’s public drinking water system must update the Water Comprehensive Plan to reflect any significant changes to the public water system and/or to identify any new “major” projects or system improvements not previously identified in an existing plan. Staff strives to update the plan approximately every ten (10) years on average. The existing plan was completed in 2012 and took about 18 months to complete, submit to DEQ for review, and provide to City Council for adoption. The updated plan would include complete modeling of the entire system to identify any deficiencies, evaluation of existing system improvements, identification of any new facilities to provide adequate service for future development, and eventually a rate analysis. Staff has confirmed with the regional DEQ Drinking Water Manager that the plan must be prepared by, signed and stamped, and submitted by a qualified licensed professional engineer.

FINANCIAL ANALYSIS: JUB Engineers completed the previous Water Comprehensive Plan and since Idaho Code does allow for use of the same consultant to update an existing plan or project. In 2012, the initial plan cost approximately \$166,000.00. Staff approached JUB for a quote for the update with a draft scope of what was anticipated to be included, which came back initially at \$200,000.00 and was subsequently adjusted to \$207,700.00 during the grant review process. Staff was notified from the consultant during the budget preparation that the SRF Planning Grant committee had raised the funding cap to approximately \$100,000.00 at a 50% match. Funding for this project is included in the FY 2021-22 budget at \$100,000 in anticipation of approval of the SRF Grant. As it is anticipated that the project would cover two fiscal year budgets, additional costs and any necessary carryover will be included in the FY 2022-23 budget.

PERFORMANCE ANALYSIS: JUB Engineers has the current interactive water model for public water system and therefore would be required to run it for analysis. Therefore, it seems logical to utilize their knowledge and expertise to complete the entire Comprehensive Plan Update. It is anticipated that it will take approximately 12 to 18 months to complete, submit to DEQ for review, and submit to City council for final approval. As mentioned, it will include full system modeling, identification of system deficiencies, planned necessary system improvements, water rights

evaluation, and recommended implementation strategies. Upon completion, a follow-up rate analysis is anticipated to ensure adequate funding of any system improvements and operations.

DECISION POINT/RECOMMENDATION: City Council should authorize the acceptance of, and grant signatory authority to the Mayor for, a proposed Idaho Department of Environmental Quality State Revolving Fund planning Grant not to exceed \$103,850.00.

Planning Grant Application
Attachment SRF-01

Section I: Background Information

Application for: [X] Drinking Water Planning Grant [] Wastewater Planning Grant

Public Water System Identification No. (drinking water applicants only): ID1280053

Contact Information

System Name: City of Coeur d'Alene Water Department

Mailing Address: 3145 N. Howard St. City: Coeur d'Alene State: ID

Zip Code: 83815 Phone: 208-769-2210 E-mail: tpickel@cdaid.org

County: Kootenai Tax ID Number: 82-6000176 Fiscal Year End: 09/30/22

Presiding Official [X] Check if this is the primary contact

Name and Title: Terry W Pickel, Water Dept. Director

Mailing Address: 3145 N Howard St. City: Coeur d'Alene State: ID

Zip Code: 83815 Phone: 208-769-2210 E-mail: tpickel@cdaid.org

Clerk/Treasurer [] Check if this is the primary contact

Name and Title: Vonnie Jensen E-mail: vonniej@cdaid.org

Consulting Engineer

Name and Title: Michelle Johnson, Project Manager Company Name: J-U-B Engineers

Mailing Address: 7825 N. Meadowlark Way City: Coeur d'Alene State: ID

Zip Code: 83815 Phone: 208-862-8787 E-mail: mjohnson@jub.com

Will someone other than your consulting engineer be the grant administrator? If yes, complete the section below. [] Yes [X] No

Grant Administrator

Name and Title: Company Name:

Mailing Address: City: State:

Zip Code: Phone: E-mail:

Will someone other than your consulting engineer manage the environmental review process? If yes, complete the section below. [] Yes [X] No

Environmental Review Manager

Name and Title: Company Name:

Mailing Address: City: State:

Zip Code: Phone: E-mail:

Project Description:

Public Water System Comprehensive Plan Update

Do you have a licensed and substitute operator in charge of the facility(ies) who hold a licensure equal to or exceeding your system’s classification? Yes No

Operator Name and License Number: Terry Pickel - DWD4-19846

Eligibility

- 1. Is the system current with its annual drinking water fee assessment (drinking water applicants only): Yes No N/A
- 2. Is the system applying for planning grant funding a qualifying entity, as defined by IDAPA 58.01.22.010.34: “Any county, city, special service district, nonprofit or investor-owned corporation, or other governmental entity, or a combination thereof, which owns or operates a public drinking water system, irrigation system, or wastewater system.”? Yes No
- 3. All eligible recipients are required to have active registration with the System for Award Management (“SAM”) (www.sam.gov) pursuant to 2 CFR Part 25. Does your system meet this requirement? Yes No

System Type (check all that apply):

- Government Entity (i.e.: city, county, service district)
- Incorporated nonprofit
- Investor-owned corporation (drinking water systems only)

Incorporated Applicants, please attach a copy of the following to this application:

- Articles of incorporation and/or by-laws that meet Chapter 30, Title 30, Idaho Code
- Certificate of existence from the Idaho Secretary of State

Section II: Environmental Review

Will you be completing an environmental review as part of the planning grant? Yes No

If no, please read and certify the following:

Select One _____ The applicant acknowledges that he or she has chosen to opt out of the requirement to complete the EID as part of the DEQ Planning Grant.

Select One _____ The applicant acknowledges that the future funds for preparing an EID may not be available for grant assistance at a later time.

Select One _____ The applicant acknowledges that by not completing an EID, he or she will not be able to qualify for DEQ State Revolving Loan funds for related design and construction costs.

Section III: Budget Information

Calculation of total eligible planning costs

	Drinking Water	Wastewater
1. Administrative Cost:	_____	_____
2. Engineering Fees:	\$ 207,700	_____
3. Environmental Review:	_____	_____
Total Planning Cost:	\$ 207,700	\$ 0

Proposed financing of total planning costs

	Drinking Water	Wastewater
1. State Share (Planning Grant):	\$ 100,000	_____ No more than 50% of total planning cost
2. Applicant Share:	\$ 107,700	_____
3. Other:	_____	_____

Proposed methods of financing non-state share

Applicant Share: City funds

Other Shares (identify any share to be provided by other funding sources):

Section IV: Engineering

Engineering Contract

Please attach a copy of the signed engineering contract to this application. Indicate which of the following items are included in the engineering contract:

- Name of grantee
- Engineering firm name and name(s) of project engineer(s)
- Scope and extent of work clearly defined and sufficient to complete the project
- Estimated staff-hours, hourly rates, and skill levels reasonable for each task
- Time of performance specified
- Project cost will not exceed cost specified without written approval of DEQ
- Conditions of cost and scope changes specified
- Environmental review is part of the scope of work and it will be completed to meet DEQ guidelines
- Sustainability efforts are included as noted in the letter of interest

Please include a copy of the engineering scope of work (SOW). Indicate below that all of the following items are included in the SOW.

- Project description (includes grantee name, engineering firm name, and project name)
- Background information for project (include existing system and problems it is experiencing)
- Engineering task(s) to be completed, cost per task, and schedule for completion.

Tasks to be completed include the following:

- Determine existing and future conditions of system and planning area
- Develop and screen construction alternatives that will meet 20-year needs for treatment systems and 40-year needs for collection (wastewater systems only)
- Address sustainability efforts if noted in the letter of interest (LOI) and cost to address this effort
- Develop screening alternatives within technical draft facility plan and obtain DEQ approval.
- Develop and recommend final alternatives
- Develop implementation plan

- Describe expectations of future conditions based on the life of the project
- Evaluation and selection of best upgrade alternative for the system (include description of upgrade alternative evaluation and selection process you will use, including your public involvement procedure)
- Site-specific environmental evaluations

Certificate of Negotiations

Is the system owned by a public agency or a political subdivision as defined in State of Idaho Code 67-2320? Yes No

If yes, please read and certify the following:

Yes I hereby certify full compliance with State of Idaho Code 67-2320 for the negotiation and securing of an engineering contract for the planning efforts associated with the DEQ Drinking Water and/or Wastewater Planning Grant.

Yes I hereby certify that the negotiation included a discussion of the following elements:

- Scope and extent of work and other essential requirements
- Identification of the personnel and facilities necessary to accomplish the work within the required time, including, where needed, employment of additional personnel, subcontracting joint ventures, etc.
- Provision of the required technical services in accordance with regulations and criteria established for the project
- A fair and reasonable price for the required work

Yes I hereby certify that record of these negotiations has been completed and can be made immediately available upon request by state officials.

Proof of Professional Liability

Include a copy of the engineering firm's professional liability declaration page (must be at least \$100,000 or twice the project cost, whichever is greater).

Section V: Assurances

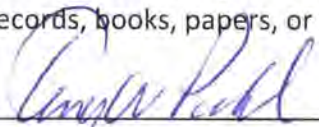
By signing this Planning Grant Application (Application), the undersigned, on behalf of the owner of the drinking water and/or wastewater system identified herein (the "Applicant"), requests a Planning Grant from the Department of Environmental Quality. The Applicant hereby assures and certifies that all the information contained in this Application is complete, true, and correct. The Applicant hereby assures and certifies compliance with the applicable regulations, policies, guidelines, and requirements as they relate to this Application and to acceptance and use of State funds for this project. False statements presented in the Application may be grounds for rejection or termination of the Planning Grant or may be subject to legal action and a civil penalty as provided by law.

The Applicant certifies they possess legal authority to apply for the grant and the ability to provide the local matching share for the grant. A resolution, motion, or similar action has been duly adopted or passed as an official act of the Applicant's governing body, authorizing the filing of the Application, including all understandings and assurances contained therein, and directing and authorizing the

person identified as the official representative of the Applicant to act in connection with the Application and to provide such additional information as may be required.

The Applicant assures and certifies that the financial, institutional, and managerial analysis of the impacts of the local share of this project on this community and the residents of the service area has been completed. As a result of this analysis, the Applicant has found that they have the legal, institutional, managerial, and financial capability to complete the planning work.

The Applicant will give the grantor or its authorized representative access to and right to examine all records, books, papers, or documents related to the grant.



Signature of authorized representative

9/29/2022
Date

Terry W Pickel, Water Dept. Director
Printed name and title of authorized representative

PRINT

RESOLUTION NO. 22-053

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE WATER DEPARTMENT TO APPLY FOR AN IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY STATE REVOLVING FUND PLANNING GRANT, AND TO ACCEPT GRANT FUNDS UPON AWARD.

WHEREAS, the Water Department intends to develop a Project for public water storage and transmission main facilities for the City Drinking Water system, such Project being necessary to determine the needs of the area for health, safety, and wellbeing of the people; and

WHEREAS, the Project is to be developed in accordance with the requirements in Idaho "Rules for Administration of Planning Grants for Drinking Water and Wastewater Facilities" (IDAPA 58.01.22), and Idaho Rules for Administration of Wastewater and Drinking Water Loan Funds (IDAPA 58.01.12), and will set forth Drinking Water facilities required to be constructed to serve the needs of the area; and

WHEREAS, the costs of the Project of the Drinking Water facilities are eligible for state funding.

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City authorize the Water Department to apply for and, if awarded, accept a grant identified as an Idaho Department of Environmental Quality State Revolving Fund Planning Grant in the amount of One Hundred Three Thousand Eight Hundred Fifty and No/100's Dollars (\$103,850.00).

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute all instruments necessary to apply for and accept such grant on behalf of the City.

DATED this 1st day of November, 2022.

James Hammond, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER EVANS	Voted
COUNCIL MEMBER MILLER	Voted
COUNCIL MEMBER GOOKIN	Voted
COUNCIL MEMBER ENGLISH	Voted
COUNCIL MEMBER MCEVERS	Voted
COUNCIL MEMBER WOOD	Voted

_____ was absent. Motion _____.

DATE: NOVEMBER 1, 2022

FROM: MIKE BECKER, CAPITAL PROGRAMS MANAGER,
WASTEWATER DEPT.

SUBJECT: REMODEL OF TREATMENT OPERATIONS BUILDING –
REJECTION OF BIDS AND REBID

DECISION POINT:

Should City Council reject all bids for the remodel of the Wastewater Treatment Operations Building and authorize staff to begin negotiations to amend the existing architectural contract to reduce the General Contractor's construction scope and rebid the project?

HISTORY:

Constructed in 1972, the existing Wastewater Treatment Plant Operations building was designed to facilitate a treatment plant one-fourth the size it is today. In 2019, an Architectural Programming Report was completed on the existing 2,400SF building. It determined that this building should be a minimum of 6,430SF and proposed to renovate the existing single-story building into a 2-story structure with a basement. Initial cost estimates reached \$2,300,000.

In 2020, and after numerous revisions due to site constraints, renovations to the existing operations building were abandoned in lieu of relocating the Sewer Collections Division to Compost and remodeling their vacated building as the new Treatment Operations Building. Tenant improvement (TI's) to the shop portion of the structure while retaining the locker rooms and 1st floor offices would offer the greatest savings and multiple long-term benefits to the City. In October of 2020, City Council approved of the redesign (Res 20-053) which also satisfies the programming report's 6,430SF criteria at an estimated construction cost of \$1,200,000. The Wastewater Department has since budgeted accordingly.

FINANCIAL ANALYSIS:

On September 13, 2022, and in compliance with the City's Procurement Policies and Idaho Code § 67-2805, the City solicited Public Works Construction Bids for the remodel of the Collections building into the new Treatment Operations building. On October 11, 2022, we received the following bids:

General Contractor/Bidder	Bid Amount
Northcon, Inc. Hayden, Idaho	\$ 1,704,000
TML Construction, Inc. Hayden, Idaho	\$1,772,000
Blew's Construction, Inc. Spokane, Washington	\$1,864,000
Petra, Inc. Meridian, Idaho	\$1,885,700
Architect's Original Estimate:	\$1,200,000

All of these bids exceed our \$1,200,000 Budget (031-022-4354-7300). The fact that all four bids are within 5% ± of each other suggests all of these bids are reasonable. Conversations with local contractors who did not bid on this project suggest market volatility and labor shortages are responsible for driving up construction costs. Based on this information, staff believes rejecting all bids is in the best interest of the City.

PERFORMANCE ANALYSIS:

Presently, Treatment Operations has clearly outgrown its current building and there remains a genuine need to replace, renovate or relocate this building. Since the Collections Building will be vacated by mid-November, staff would like to find ways to reduce the General Contractor's construction scope of work which would result in the bids falling more in line with our budget. We are also requesting an amendment to the existing architectural contract for additional services to reducing the contractor's scope of work, revise the plans and specifications, and rebid this project for a Spring 2023 start date.

DECISION POINT/RECOMMENDATION:

City Council should reject all bids for the remodel of the Wastewater Treatment Operations Building and authorize staff to begin negotiations to amend the existing architectural contract to reduce the General Contractor's construction scope and rebid the project.