

# Coeur d'Alene

## CITY COUNCIL MEETING

*January 15, 2013*

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**MEMBERS OF THE CITY COUNCIL:**

**Sandi Bloem, Mayor**

**Councilmen Edinger, Goodlander, McEvers, Kennedy, Gookin, Adams**

# 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

January 2, 2013

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 January 2, 2013 at 6:00 p.m., there being present upon roll call the following members:

Sandi Bloem, Mayor

Loren Ron Edinger            ) Members of Council Present  
Mike Kennedy                )  
Woody McEvers             )  
Dan Gookin                 )  
Steve Adams                )  
Deanna Goodlander        )

**CALL TO ORDER:** The meeting was called to order by Mayor Bloem.

**PLEDGE OF ALLEGIANCE:** The pledge of allegiance was led by Councilman McEvers.

**APPOINTMENT OF CITY CLERK RENATA MCLEOD** - Susan K. Weathers conducted the Oath of Office to swear in Renata McLeod as the City Clerk.

**WASTEWATER RATE ANALYSIS PRESENTATION:** Sid Fredrickson introduced HDR Engineering representative Shawn Koorn, who provided the detailed presentation. Mr. Koorn stated the three main components involved in a rate study include the revenue requirement, cost of service, and rate design. The study outlined capital projects, reserve funding for growth related projects, proposed debt service funding, and reserve level funding. Key assumptions included a ten year forecast, operation and maintenance expenses forecasted (based on current year costs), and assumed 20 years of low interest loans and a proposed 10-year capital improvement plan. Mr. Koorn stated that the Phase 5C1, 5C2, and 5C3 projects total approximately \$30,000,000. The proposed sources of revenue minus the expenses provided the bottom line of funding needed. The proposal includes a slightly greater increase to commercial customers versus residential, and a transition plan for rates over the next five-years. Additionally, Mr. Koorn presented a rate comparison with several Idaho and Washington cities, demonstrating that the proposed utility is less than the average Idaho rate.

Councilman Kennedy asked for clarity regarding the costs of new construction versus an existing building with a new use. Mr. Fredrickson stated that it would depend on the change of use. If the new use were less of an impact than the existing use a credit would be given. Additionally, rate adjustments are necessary to fund improvements and reflect the impact on the system, and that cap fees reflect the cost to connect to the system. Councilman McEvers asked for clarification of the Fernan sewer connection. Mr. Fredrickson stated that the City of Fernan

connection is based on an Idaho Supreme Court ruling in favor of the City of Fernan, and requires the City of Coeur d'Alene to provide wastewater service into perpetuity. The contract allows for a rate less than single family residential within the city limits of Coeur d'Alene, and will be in effect until both parties agree to open the contract. Councilman Goodlander clarified that the City of Fernan had to install upgrades to their lines, etc. to connect to the City of Coeur d'Alene's system and they are still in the process of paying that portion.

Mr. Fredrickson clarified that this study is a result of total daily maximum load requirements of phosphorus and downstream regulations. Councilman Gookin thanked Mr. Fredrickson for the hard work at getting the original rate increase estimate down. Mr. Fredrickson stated that the earlier pilot program has allowed lessons to be learned to allow for rates to come in lower.

**UPDATE 2020 – VISIONING COEUR D'ALENE'S FUTURE PRESENTATION:** City Attorney, Mike Gridley, stated that he has spent some time in Bend, Oregon and found it to have many similarities to Coeur d'Alene. Mr. Gridley recently learned of the Bend 2030 program. This program is similar to the Coeur d'Alene 2020 project; however, the Bend program included action plans to accomplish certain goals. Since it is now 2013 and the City is not that far from 2020 it may be a good time to review the City's values and goals with the community and create a new shared vision. Mr. Gridley provided a short video of the Bend Vision 2030 project and stated that the consultant used for the project was Steven Ames. Mr. Gridley asked the City Council if they would like him to bring back a proposal from Mr. Ames to the City of Coeur d'Alene. The City Council felt it was worthwhile to bring more information forward.

#### **PUBLIC COMMENTS:**

**VARIOUS AGENDA ITEMS:** Tina Johnson, 601 Front Avenue, expressed support for the U.S. 95 pedestrian trail and the approval of the application to lease BLM property. She stated that the McEuen project is important to finish and would like the City to utilize additional LCDC funds to accomplish it. The LID on Front Avenue should be fair; however, at five times the 2005 amount, she felt it was too high. She stated that she is biased on each issue, due to her community involvement and her address. She encouraged the City Council to continue their forward thinking.

**MCEUEN PARK:** Bruce McNeil, 524 N. 17<sup>th</sup> Street, stated that he is concerned about the rift between neighbors in this community. The McEuen Park project is an opportunity to help heal the rift. He supports what he heard at the 90% completion meeting last week, and wants the completed park to be made special. He supports the funding from LCDC, as that was a main reason for their existence. He stated that he did not agree with funding from Parks Capital Improvement or General Fund accounts. He suggested that the project be revised to remove the underground parking garage, and place a centrally located parking garage at Lakeside Avenue. Additionally, the Front Avenue project should stand on its own two feet as a separate street project.

Susan Snedaker, 821 Hastings Avenue, stated that McEuen Park should be improved for the children, and that a parking garage should be built on Lakeside Avenue as a mixed use building and that the Front Avenue project should be separate from the McEuen project. Additionally,

she requested that the city have a public televised meeting with the School District regarding Person Field. She requested that public meetings occur in the evenings rather than 7:30 a.m. and they should all be televised. Councilman Kennedy stated that the City has requested a meeting with the school board; however, the School District's legal counsel has recommended against it at this point in time. Councilman Goodlander clarified that discussions are ongoing and the City will continue to request a public meeting with the District and the neighborhood. Ms. Snedaker stated that she believes the neighborhood would want Person Field to be a place for children and neighbors to gather.

Frank Orzell, 310 E. Garden Avenue, stated that he believes that the vast majority of the community does not oppose improvements to McEuen and are anxious to see improvements. He believes that the 90% design elements have the support of City Council and the community at large, and that those are elements that people think of when they think of a park. He encouraged the City Council to not eliminate elements but, rather, postpone items, such as the underground parking facility, Front Avenue and side streets. Additionally, he would like to see signs of progress and would like to see a visioning project similar to Bend.

**PERSON FIELD:** Tom Hamilton, 968 Ptarmigan Drive, Hayden, stated that as a school board member he is only aware of a request from the city for an executive session meeting, not a public meeting. An executive session meeting could not be held due to Idaho Code. The deadline the School Board set of December 17th has passed and the School Board has purposefully delayed action so that the City would have time to consider options. He stated that the majority of the School Board members are in the audience, so that they could hear the presentation on the agenda today. Councilman Kennedy read a Facebook posting from Mr. Hamilton's account and stated that he didn't feel the comments posted would help negotiations. Mr. Gridley stated that the meeting request was given to the School Board's legal counsel. Councilman Kennedy expressed that the city has had many years of good relations with the School District and wants to get back there.

**RECALL:** Glen Anderson, 1630 E. Elm Avenue, stated that he believes that the recall was due to the McEuen project and believes that the recall was politically squashed. He personally analyzed the data and there was a consistency rate of 60%. The reasons for signature rejections were questionable such as address problems and technicalities and that laws were changed at the time of the recall. He believes that those who voted in the original election should have been able to sign the recall petitions. Upon speaking to the County he found over 60 forgeries were called, although the County does not have a handwriting expert. He feels the recall system is an antiquated tool, based on penmanship and should be electronic.

**US 95 TRAIL:** Charlie Miller, 1283 N. Center Green Loop, encouraged support of the U.S. Highway trail being included in the Joint Powers Agreement.

John Bruning, 618 Military Drive, stated that he is a member of the Centennial Trail Maintenance Agreement/Joint Powers Board. The state has agreed to widen the trail to 10 feet and make repairs to bring the U.S. 95 trail up to standard, with the requirement that entities include the trail in their joint powers agreement. He expressed that this is a great one-time

opportunity and believes it would be a good tourist draw. He asked that the Council vote in favor of this item.

Jessica Daugharty-Sterner, 715 Foster, spoke in support of the US 95 Trail agreement and encouraged the City Council to vote favorably on this item.

**RATE INCREASE:** Brent Regan, 6100 Borley Road, stated he believes that the interest rates taken under consideration in the rate discussion of 2.5% are not likely to continue. The County recently discontinued their connection fees because it deters growth. Councilman Goodlander asked for clarity regarding his statements, as improvements need to be paid for in some way and the City needs to meet the discharge regulation requirements. Mr. Regan stated that if you want growth, then you need to make that as easy as possible. Spreading costs over a large population base would allow for more growth. Councilman Gookin asked for clarification regarding keeping rates flat and the effect it would have on growth. Mr. Regan stated that if the costs were amortized over a larger pool and not a one-time fee at the point of application, growth would increase. Finance Director Troy Tymesen stated that the city has had historically low rates recently and that the financial plan looks toward a 5-year period. He further clarified that the County rescinded impact fees, not capital fees. This utility is a fee for service, not just a tax to all tax payers, and that a hook up fee is for a new connection which means that the new growth is paying to buy into the system. Additionally, the city needs to comply with state code regarding fee for service and insure that it is a direct benefit to those paying the fee.

**CONSENT CALENDAR:** Motion by Kennedy, seconded by Goodlander to approve the consent calendar as presented.

1. Approval of minutes for December 18, 2012 and December 27, 2012.
2. Setting General Services and Public Works Committees meetings for Monday, January 7<sup>th</sup> at 12:00 noon and 4:00 p.m. respectively.

**ROLL CALL:** Goodlander Aye; Gookin Aye; Kennedy Aye; Adams Aye; McEvers Aye. Motion carried.

**RECESS:** The Mayor called for a 5-minute recess at 7:36 p.m. The meeting resumed at 7:46 p.m.

**APPOINTMENT:** Motion by Edinger, seconded by Adams to approve the appointment of Daniel Sheckler to the Natural Open Space Committee. Motion carried with Gookin voting No.

**ADMINISTRATOR'S REPORT:** This holiday season, the City of Coeur d'Alene Fire Department collected 1,225 pounds of food for the Food Bank. Combined with the amount collected at the Picture with Santa event, the pounds of food collected totaled nearly 2,000 pounds. The single stream recycling program quantities measured in pounds, are up over 10% in each of the past two months as compared to one year ago. Recycling pick up has broken through the 400,000 pound per month level. Due to the New Year's holiday yesterday, garbage pickup will be delayed by one day. Citizens who have questions are welcome to call 769-2300. The city has added a new feature to its online communication channels: City Council in Brief. This is a quick summary of what happened at the Council meeting. It will be posted on the website and

the blog. Mr. Tymesen stated that they are currently testing inputs and software and billing should go out in February.

### **RESOLUTION 13-001**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING AMENDMENT NO. 2 TO THE CONTRACT WITH THE COEUR D'ALENE FIRE DEPARTMENT DEPUTY FIRE CHIEFS.

Motion by Edinger, seconded by McEvers to adopt Resolution 13-001.

**ROLL CALL:** Gookin Aye; Kennedy Aye; Edinger Aye; Adams Aye; McEvers Aye; Goodlander Aye. Motion carried.

### **ENDORSEMENT OF THE MAINTENANCE OF THE U.S. 95 PEDESTRIAN-BICYCLE TRAIL AND AUTHORIZATION OF AN INCREASED ALLOCATION TO THE JOINT POWERS BOARD.**

Trail Coordinator Monte McCully presented an opportunity from the Idaho Transportation Department (ITD). The trail was built in the 1980's, and has gone into disrepair as trail maintenance was not done since its construction. ITD has agreed to replace the trail to current standards provided that the jurisdictions involved add this trail to their existing joint powers agreement for maintenance. The portion of trail through Coeur d'Alene would be approximately 3 miles. The trail connection through to Silverwood provides opportunities for future connections to the north. The additional funds requested would go into the existing Centennial Trail fund and be specifically allocated to this portion of the trail. Mr. McCully asked the City Council to accept the offer and contribute the additional \$2,500 annual appropriation.

Motion by Kennedy, seconded by Goodlander to endorse the U.S. 95 pedestrian-bicycle trail and authorize an increased allocation to the Joint Powers Board.

**DISCUSSION:** Councilman Gookin asked what account the \$2,500 annual fee would be paid from. Mr. Tymesen clarified that there is a line item in the Parks Department for the existing \$7,500 annual contribution and he would recommend that line be increased to \$10,000. Councilman Kennedy stated that at the recent Parks and Recreation Committee meeting, there were several community members giving support, including persons in wheel chairs, and he felt this would benefit the community. Councilman Goodlander asked when ITD would do the trail repair work. Mr. McCully stated that the hope is to start this summer with completion in the fall. Councilman Goodlander expressed her support of the project.

Motion to endorse the U.S. 95 pedestrian-bicycle trail and authorize an increased allocation to the Joint Powers Board was carried.

## RESOLUTION 13-002

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING ACCEPTING THE CONVEYANCE OF THE FORMER UNION PACIFIC RAILROAD RIGHT OF WAY KNOWN AS THE PRAIRIE TRAIL FROM THE LAKE CITY DEVELOPMENT CORPORATION.

Mr. Gridley stated that in 2007 the North Idaho Centennial Trail Foundation purchased old Union Pacific Railroad property, and as a nonprofit they were able to negotiate a good deal. The Foundation borrowed money from LCDC, in hopes of a land trade with the Bureau of Land Management (BLM). BLM currently stated that they do not want to do the land exchange. Therefore, the trail property went back to LCDC, who does not want to own the land. LCDC now wants to convey the property to the city since it is a public trail. Councilman Adams verified that the city was conducting the maintenance, while the Foundation contributed time and money. Mr. Gridley stated that the City would be able to enforce city ordinances upon the trail when it becomes city owned.

Motion by Goodlander, seconded by Kennedy to adopt Resolution 13-002.

**DISCUSSION:** Councilman Gookin stated that he was uncomfortable with this conveyance as he doesn't believe that LCDC should own property outside their district and didn't agree with the original funding to the Foundation. Mr. Gridley stated he has looked at that aspect of the purchase previously and that since part of the trail was in the district and the other half of the trail contributed to its use the purchase was authorized.

**ROLL CALL:** Kennedy Aye; Edinger Aye; Adams Aye; McEvers Aye; Goodlander Aye; Gookin No. Motion carried.

### **APPROVAL OF APPLICATION TO LEASE BLM PROPERTY (FORMERLY BNSF RAILROAD RIGHT-OF-WAY) LOCATED WEST OF NORTHWEST BOULEVARD BETWEEN MEMORIAL FIELD AND THE RIVERSTONE SUBDIVISION.**

Mr. Gridley stated that the BLM has been a long term partner of the City and wants to get this property into the City's hands. He explained that it is tricky to get land out of federal ownership; therefore, the best recommendation is a lease under the Recreational Purposes Act. The lease terms would include \$2.00 per acre per year, with a \$100.00 application fee. The application to lease the land would be for a 5-year term, which would allow time for master planning of the land, and planning for a future request for full ownership. Councilman Goodlander asked for verification that the land would need to be used for public purposes with no ability to sell or rent. Mr. Gridley stated that the land could be used for civic purposes, such as fire stations and education facilities (in addition to recreation uses). Councilman Gookin asked from which account the fees would be paid. Mr. Gridley stated that he believes it could come out of the Parks Department fund. Councilman Adams stated that he has toured the property and it was clear that it is an amazing piece of land. His one concern is that no economic gain can come from the property, not even concessions; however, he expressed his support. Councilman

Edinger asked if this property was considered for a dog park. Mr. Gridley stated that it could be an option.

Motion by Goodlander, seconded by Edinger to approve the application for lease of BLM Property (formerly BNSF Railroad right-of-way) located west of Northwest Boulevard between Memorial Field and the Riverstone Subdivision.

**DISCUSSION:** Councilman Kennedy stated that people from Shoshone County will tell you there is a year-round benefit from people who will come here to use recreational land. Councilman McEvers asked for clarification regarding the lease term. Mr. Gridley stated that the five years is a minimum and at the end of the lease term it is hoped that the City would be able to request Congress to earmark the land as a gift to the City.

Motion to approve the application for lease of BLM Property (formerly BNSF Railroad right-of-way) located west of Northwest Boulevard between Memorial Field and the Riverstone Subdivision was carried.

### **RESOLUTION 13-003**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, STATE OF IDAHO, MAKING FINDINGS AND DECLARATIONS WITH RESPECT TO FINANCING THE ACQUISITION AND CONSTRUCTION OF CERTAIN IMPROVEMENTS TO THE WASTEWATER TREATMENT FACILITY SYSTEM SERVING THE RESIDENTS OF THE CITY; APPROVING AND AUTHORIZING, SUBJECT TO JUDICIAL CONFIRMATION, THE FINANCING OF THE IMPROVEMENTS; AUTHORIZING THE FILING OF A PETITION FOR JUDICIAL CONFIRMATION IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF THE STATE OF IDAHO; AND PROVIDING FOR RELATED MATTERS

Danielle Quade, attorney with Hawley-Troxell Attorneys acting as the city's bond counsel, stated that the action before the Council tonight is to make the determination that the improvements are ordinary and necessary and to move forward with the filing of the Judicial Confirmation and then to consider the ordinance.

Motion by Edinger, seconded by Goodlander to adopt Resolution 13-003.

**DISCUSSION:** Councilman Adams asked for clarity regarding the process of trying to get bonds, regarding a public vote, and if the voters turned it down if you could still go to a judge. Ms. Quade stated the city could do a public vote; however, if it were turned down by the public there may be consequences at a judicial confirmation. Case law for findings for ordinary and necessary fit well for this project, as these improvements will ensure compliance with EPA and DEQ. Councilman Adams asked if there was a pending lawsuit regarding total daily maximum load. Mr. Fredrickson stated that the lawsuit was against EPA, and that the parties agreed to move forward without a court determination. The EPA conditions are agreeable to the city with regard to the permit. They do not believe that any of the conditions/regulations going forward this evening will change. Councilman Kennedy reiterated that there is a timeliness factor regarding interest rates. Mr. Tymesen stated that interest rates are up at least a ¼%, so a time

delay would work against us. Councilman Gookin stated that he would have loved to see a public vote on this, but no one showed up to the hearing and he hasn't heard concerns from citizens on this matter.

**ROLL CALL:** Edinger Aye; Adams Aye; McEvers Aye; Goodlander Aye; Gookin Aye; Kennedy Aye. Motion carried.

**ORDINANCE NO. 3456**  
**Council Bill 13-1001**

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, STATE OF IDAHO, APPROVING AND AUTHORIZING IMPROVEMENTS TO THE WASTEWATER TREATMENT FACILITY SYSTEM SERVING THE RESIDENTS OF THE CITY; SETTING FORTH THE ESTIMATED COST OF THE IMPROVEMENTS; ORDERING THE CONSTRUCTION AND ACQUISITION OF THE PROJECT; AUTHORIZING THE ISSUANCE OF REVENUE BONDS IN AN AMOUNT UP TO \$33,590,000 PLUS REQUIRED RESERVES AND ISSUANCE COSTS TO FINANCE A PORTION OF THE IMPROVEMENTS; PROVIDING FOR THE PAYMENT OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

Motion by Kennedy, seconded by Goodlander to pass the first reading of Council Bill No. 13-1001.

**ROLL CALL:** Adams Aye; McEvers Aye; Goodlander Aye; Gookin Aye; Kennedy Aye; Edinger Aye. Motion carried

Motion by Kennedy, seconded by McEvers to suspend the rules and to adopt Council Bill No. 13-1001 by its having had one reading by title only.

**ROLL CALL:** Adams Aye; McEvers Aye; Goodlander Aye; Gookin Aye; Kennedy Aye; Edinger Aye. Motion carried.

**PERSON FIELD UPDATE:** Mr. Gridley presented an update regarding the acquisition of Person Field. The parcel was originally split so that the School District could retain the old track, so it is not divided by a straight line. The history of the property includes its 1995 land exchange for city land at Lake City High School and Lakes Middle School needed for a portion of land for accreditation. The District's appraisal for the property is \$655,000 (\$4/sq. ft.) based on R-12 zoning density versus the Northsire Park and Eagles property purchases at \$2/sq. ft. Based on these comparables, the City has determined a fair price for the land to be used as a public park would be \$327,660 (\$2/sq. ft.) as it will not be developed. Mr. Gridley stated that City tax payers are being asked to pay for public land that was paid for out of public funds, so it is a fairness issue. One item of confusion is the idea that the School District must get the appraised value for the land; however, that is not the case. In accordance to Idaho Code 33-601 and 67-703, the District may give land to the City at no cost or at a negotiated price. In summary, the proposal was made to the School District that the City would pay \$655,000, with the field being valued at \$327,660 so the difference would be made up in other valuable ways. Additional valued items include the extension of the

current gym use contract by 10 years, additional use of two new gyms for 25 years, and the right to run Skyhawk camps. The City can control the cost of the Skyhawk camp, which would keep costs down for children participants. Additionally, the City would retain the dog park at Atlas and pay for surveying. No formal response from the District or its representatives has been received by the City. Councilman Edinger stated that his personal feelings are that the City, in good faith negotiations some years back, said that it would trade 10 acres at Lake City High School for Person Field, and then when the District stated that it needed a part of Person for Lakes Middle School, the City, again, was a good partner and gave the property back. He believes that the City was negotiating in good faith the whole time, and that the City should get the property back without paying for it. He thanked staff for going through current negotiations. He is opposed to paying the \$650,000, and believes the School District should give the land to the City. Councilman Kennedy questioned if the recent request to increase the Joint Powers Agreement amount from \$30,000 to \$70,000 would go away under the proposal. Mr. Gridley stated that the existing Joint Powers Agreement is a 10-year term, and will be renegotiated outside of the Person Field negotiations. Mr. Gridley stated that the holidays have probably slowed down this process and Monday may be the first time for the District to discuss the proposal. Councilman Goodlander clarified that the original direction to staff was to go negotiate a deal and not to write a check. Mr. Gridley concurred that staff's direction was to try to acquire the field and that a joint meeting may be good and timely. Councilman Kennedy has heard from constituents who feel as Councilman Edinger does, and that the City assisted the District with Sorenson through LCDC; however, this property is not within the urban renewal district boundary, so LCDC can't help in this acquisition. Mr. Gridley stated that if the District decides to not accept the proposal they would be able to go out to bid, and if they don't get any bids, they could renegotiate a deal. Councilman Goodlander clarified that the City could put in a sealed bid. Mr. Gridley concurred; however, clarified that Idaho Code would allow the District to give the land to the City for a dollar. Mr. Gridley stated that money used for the acquisition would come from the Fund Balance. Councilman Goodlander clarified that when LCDC revised its plan to include Sorenson it was approximately \$400,000 in improvements.

Motion by Gookin, seconded by Kennedy to direct staff to arrange a meeting between the School District and the City Council to be televised for the purpose of settling the acquisition of Person Field. Motion carried.

Motion by Kennedy seconded by Goodlander to direct staff to convene a meeting of the neighborhood around Person Field to discuss what the park should be in the future. Motion carried.

Councilman Kennedy clarified that the meeting should occur as soon as possible.

**McEuen Park Funding and Design Determination:** City Administrator Wendy Gabriel stated that the purpose of the presentation was to provide the 90% design to the public and for City Council determination of design and funding options. The major points she noted were that the proposal does not include any new tax dollars and nothing was added to the design that was not in the original concept. Mrs. Gabriel provided a brief history of the park design starting with the 1997 Hyett Palma strategy, which suggested that redevelopment of the park include the sub-surface parking, pavilion, amphitheater, and plaza areas that are currently in the design plan. It also suggested that tax increment financing be used to fund redevelopment. The historical review included a review of the various public meetings and City Council actions pertaining to McEuen

design. In 2005, the Front Avenue reconstruction was delayed to be completed at the same time as the McEuen Park project. In 2010 community meetings regarding the McEuen Park project began and the Ad Hoc Design Committee was formed. In 2011, the Ad Hoc committee presented a concept to the City Council which was approved to move forward with a cost estimate. At that time Ad Hoc Committee member, Dave Patzer stated that we need to look at this beyond a 15/30 year mortgage and plan for future generations, which is the job of cities.

Mrs. Gabriel stated that shortly before the 30% completion the project became budget driven. A budget of \$14,246,000 was identified on March 6, 2012 and design continued based upon that budget. Prior to the 30% design report, a number of compromises occurred including leaving Tubbs Hill out of the design, leaving the boat launch in place, and leaving Front Avenue between 2<sup>nd</sup> and 3<sup>rd</sup> Street open to traffic. After the 30% design report, an additional compromise was made and about one-half of the boat trailer parking was decided to remain closer to the launch facilities instead of all of it being located south of City Hall. At 60% design completion it became clear that the park amenities removed to meet the budget needed to be included to be the park the community deserves. At 90% completion the design restores the park amenities to create a destination park. Councilman Kennedy clarified that the City added infrastructure/utility pieces not specifically needed for the park, but timely to add for efficiencies, which total approximately \$1.2 million. These city additions make it look like the costs increased by that amount; however, they were needed and timely to complete at this time. Mrs. Gabriel clarified that even if the city didn't do the park project, these items would have needed to be done. There are efficiencies to do these projects now and less impact on the neighbors to do it at one time.

Dick Stauffer and Dell Hatch from the design team presented the 90% design completion main points, including the splash pad, sports courts, family pavilion, Harbor House, and grand plaza. The Front Avenue Promenade has been expanded and lighting and furniture have been included. Paid parking kiosks are proposed for the parking lots and the overall parking count has been increased by 102 stalls. Centennial Trail alignment is unchanged, and will be divided with a three foot separation between the pedestrian area and a 12' wide path for wheeled vehicles, such as bicycles. The Veterans Memorial area and re-established Freedom Tree will be near the grand plaza. The waterfront promenade and Harbor House elements are included in the design with a pedestrian overlook at the seawall. Mr. Hatch presented an overview of the playground equipment, restrooms, and trails and clarified that three Osprey nesting locations will be included in the park. Mr. Stauffer clarified that the nesting posts are due to be set in place prior to the osprey returning in February and that the dog park amenity has been privately funded and is included in the design.

Project Engineer Phil Boyd presented funding options to move forward with the proposed design as presented. Additional funding is needed for the base bid, but additional alternates are included. Since the design is 90% complete, the contingency has been reduced to 5%. The city added scope of work, such as utilities, totaled \$1,357,000. Staff proposes that \$470,000 be used from the Fund Balance to cover expenses relating to Front Avenue side streets, 3<sup>rd</sup> street storm sewer, fiber optic raceways, City Hall dumpster enclosure, and 8<sup>th</sup> street stormwater base system. Mr. Boyd stated that the 2012 project bid came in almost 25% lower than the engineer's estimate, due to the unique market conditions. The current engineer estimates are based on the current market. Councilman Kennedy stated that he believes bids may come in low and provide some savings based on the City's bid history.

The following is a summary of costs/funding:

- |   |              |
|---|--------------|
| • Current estimates including add alternates :  | \$17,637,512 |
| • Existing contract costs Architect/Engineering | 3,206,000    |
| Total   | \$20,843,512 |
| • Funding sources as previously committed       | \$13,924,800 |
| • Proposed additional funding                   |              |
| o Fund Balance                                  | 470,000      |
| o Overlay FY 13-14                              | 650,000      |
| o Parks Capital Improvement Fund                | 400,000      |
| o LCDC request of                               | 4,271,912    |
| o Front Avenue LID based on \$400/front foot    | *1,126,800   |
- \*(if lowered it would need to be made up in another funding source).

Additional funding request to LCDC would be the minimum of \$4,271,912.

Councilman Kennedy stated that the April estimate was prior to adding the boat trailer parking, which was a compromise cost of approximately \$500,000. Councilman Edinger stated that when the project was originally discussed it was stated that LCDC would fund the project. He believes that they should fund the whole thing; however, when this was presented a year ago a lot of amenities were there that the people who were in favor of it would want. He believes LCDC should pick up the extra costs. Mrs. Gabriel believes that LCDC is willing to make sure the project is what it should be and that their line of credit is around \$16,000,000, which would accommodate what the city would be asking them to fund. This would mean there would be no other project within that district in the near future; however, as more development comes into the district, they may be able to fund projects before it closes in 2021. Councilman Kennedy agreed with Councilman Edinger that LCDC was formed for this purpose and the City should go back to them for funding. Additionally he would like to find ways to skinny down the cost of the City funded projects and that the parking underground is an inspired option and believes twenty years from now more parking will be needed. Councilman Goodlander stated that she can't speak for LCDC but will speak as a councilman, and that she concurs with Councilman Kennedy. She believes it is important to complete the park properly and that LCDC as a funding mechanism is important. Councilman Adams liked what Mr. McNeil had to say this evening and agrees that LCDC should provide funding and the City should get a commitment from them. He does not support the funding from the City. At this point the park should be completed, and he likes the 90% proposal and believes it will be a wonderful park, but concessions are needed based on funding and the City should go back to the drawing board.

Motion by Edinger, seconded by Adams to delay discussion on funding and design until LCDC makes a decision on the amount they are willing to fund.

**DISCUSSION:** Councilman Gookin objects to LCDC funding the project as he doesn't believe it is within the purview of the urban renewal code. A bond election would be an option to fund the park and would show community support. He objects to the use of next year's overlay funding. Additionally, after reading LCDC documents, it was stated that LCDC was developed to help revitalize downtown and that the park was included in helping downtown.

**RECESS:** The Mayor called for a 5-minute recess at 9:59 p.m. The meeting resumed at 10:04 p.m.

Councilman Goodlander has concerns with the motion due to the timeline that would put us a minimum of three weeks behind on getting bids out, so she would be opposed to the motion. Mr. Tymesen stated that the timeline is quite tight and one variable may be that bids may come in lower than engineer estimates. He would propose that the Council review the proposed costs, and hope to save money on the engineer's estimate and get funding from LCDC. Additionally he would recommend clarification that any savings would come to the City. Councilman Goodlander asked Councilman Edinger to withdraw or revise the motion to add the contingency that discussions be delayed only if LCDC doesn't provide funding and to add that the savings would come to the City.

Councilman Edinger stated that bonding would have been a great thing if we could have done it in the past, like the public vote. He further stated that this is a big expense and he is leery that unless there is a commitment from LCDC, that things would go ahead without the City Council having input on it. He stated that he will keep his motion as is. Councilman Adams stated that he agrees with Councilman Gookin and wishes there wasn't such a thing as urban renewal. Councilman Gookin stated that his thoughts have been that if the city wanted to do a world class park it could sell it to the community for a bond. He believes that the community would support the construction of a stadium on 15<sup>th</sup> Street and another boat launch; however, it wouldn't be done by November.

Mayor Bloem stated that she doesn't think it is fair to go to LCDC for a commitment without a commitment from the City to pay for the \$1.3 million in additions not related to the park. Additionally, she stated that no street in our city has been delayed as long as Front Avenue for needed improvements. In regard to the Parks Capital Fund, she believes if the City wants a world class park, it will need to use two years of Parks capital funds. The City started with a vision and a lot of the public wanted a price tag, so a price tag was put on a concept and that was \$27,000,000, and now the costs have come in under that. Councilman Edinger clarified that his motion was to stop discussions tonight until after the City hears back from LCDC. He wants to hear if LCDC is willing to put funds toward their top priority project and the City Council could discuss it again in two weeks.

**ROLL CALL:** Kennedy No; Edinger Aye; Goodlander No; Adams Aye; Gookin No; McEvers No. Motion failed.

Motion by Kennedy, seconded by Goodlander to adopt the cost funding approach presented, contingent upon LCDC's increased participation, and that any savings come to the City and the City continue to seek ways to lower costs.

**ROLL CALL:** Kennedy Aye; Edinger No; Goodlander Aye; Adams No; Gookin No; McEvers Aye. Motion carried with the Mayor's tie-breaking vote in the affirmative.

Councilman Gookin asked when the City Council will discuss Mr. Montandan's curb cut. Mrs. Gabriel stated that it should not be a part of the LID discussion; however, staff is prepared to discuss that tonight.

Motion by Kennedy, seconded by Gookin to move the LID public hearing item forward. Motion carried.

**PUBLIC HEARING: CREATION OF LOCAL IMPROVEMENT DISTRICT NO. 151-FRONT AVENUE IMPROVEMENTS:**

Mr. Boyd stated that the purpose of the hearing tonight is to review LID 151 funding options for different per front foot costs, and review any protest to the LID that have been received. This is step three out of four in the LID process. As previously presented, the cost breakdown is 31% in the LID and 69% to the city. The Front Avenue project includes the area between right-of-way lines and no costs within the park are included in the LID. The geographic area of the LID includes Front Avenue from 2<sup>nd</sup> through 7<sup>th</sup> streets, including north bound to the alleyways. Mr. Boyd presented the proposed scenario at \$400/front foot with additional scenario's 1 and 2. Scenario 1 at \$350/front foot and scenario 2 at \$300/front foot. Councilman Kennedy asked about \$275/front foot and what features or amenities would need to be pulled out to accomplish the reduction. Mr. Boyd stated that we would need to change the scope of work or find additional funding sources to cover that reduction. He stated that a large impact would be the removal of colored concrete at intersections.

Ms. Quade clarified that this is the public hearing time allotted for property owners who are to be assessed to provide a protest to the City Clerk in written form, which will be considered at the January 15<sup>th</sup> hearing. Five protests have been received by the City; Rick Buus, Gary Johnson, Steve Wydmyer, Gordon Scott, and Casey Nault. Ms. Quade stated that testimony can be taken without a written protest, and that verbal comments can be taken by non-property owners; however, the City Council should only take under consideration property owners, and further clarified that no decisions will be made this evening.

**PUBLIC COMMENTS:**

John Montandan, 1010 Sherman Avenue, stated that he is the owner of the Roxy building and has been told he would not have a curb cut and believes he should be grandfathered in for a curb cut. He would be opposed to the LID if he does not get a curb cut. He was told the curb cut would affect the parking garage. He needs the curb cut because he has no other vehicular access to the building. His tenant has stated they will have to move if a curb cut is not allowed.

Councilman Gookin asked if the City Council is to consider the design aspect to the LID when considering protests. Ms. Quade stated that due to the fact that this is oral and it is not related to the assessment, it would not be considered a protest for consideration. She stated that the LID is not the cause of the denial of the curb cut although the City Council can consider this regarding the final design and/or his property benefit costs but it is not a protest. Councilman Gookin stated that the curb cut was also mentioned in the protest from CDA Mines. Ms. Quade stated that they can't protest the LID based on a curb cut, the protest should relate to the assessment and benefits derived. Mayor Bloem stated that the LID is not taking away the curb cut, it is the design. Councilman Edinger asked for clarification as to when the City Council will be making

the design determinations. Mrs. Gabriel stated that the design discussion is a separate discussion and suggested that the City Council complete the hearing, and then begin discussion regarding the curb cuts.

Steve Meyer, 700 W. Ironwood Drive, stated he owns two parcels along 4<sup>th</sup> and 5<sup>th</sup> and has had good discussions with the city regarding the removal of approaches for his parcels. He is in favor of the park and the LID. The question is how much money should be charged and he feels that there is not enough detail to make decisions regarding costs. The \$400/front foot is approximately 1-2 years of rent from the building. The amenities become part of their support of the community. The \$300/front foot seems a more fair number and he would urge the City Council to approve the LID at a lower cost. He stated that when site plans are approved, for the most part, it is a permanent understanding that approaches are given; however, he agrees with the park project and believes this to be a part of the price of progress. Councilman Kennedy disclosed that he is a minority partner and an employee for a business also owned by Steve Meyer that is unrelated to the Front Avenue property in discussion. Mr. Gridley stated that due to no personal or financial benefit to Councilman Kennedy, there would not be a conflict. Steve Meyer stated that another thing to consider is that the City would not take away sewer or water lines from a site after they had been put in place, so the City should be cautious about removing approaches.

Art Flagen 601 Front Avenue, attended the meeting held regarding the LID. John Barlow presented the engineers estimate from 2005 or 2008, which was approximately \$80.00/front foot and it now seems the property owners are paying for a part of the park.

Councilman Kennedy stated that the document referred to was included in another protest and the project costs at that time were approximately \$490,000. City Engineer Gordon Dobler stated that the current costs are approximately \$1.2 million as opposed to a \$500,000 project. He clarified that the LID does not include anything in the park and it does include more than the \$500,000 project. The street portion has changed to include lighting, more landscaping, street trees, irrigation, storm sewer enhancements, curbing reconstruction, sidewalk reconstruction, and complete base removal.

Jim Stately, 601 Front Avenue, stated that there are 22 floors in the Parkside building -- 53 individual residents, five floors of commercial, and three floors of parking. He stated that he is in favor of the LID and the method of funding through perceived benefit. He questions how it was determined that each unit's assessment is over \$2,000 when the entire infrastructure has been done, including the curbs, sewer, and water to the alley. He believes that the on street improvements were already paid through "pass through" funding, meaning when the developer is required to do these improvements the purchaser pays for it, so the owners in the building have already paid. The only improvement that needs to be done from 6<sup>th</sup> to 7<sup>th</sup> is the asphalt -- the rest is done.

Testimony was closed and Ms. Quade clarified that the City Council will make action motions at the next City Council meeting.

Motion by McEvers, seconded by Adams to discuss the Front Avenue design curb cut issues.  
Motion Carried.

Councilman Kennedy clarified with legal counsel that he did not have a conflict of interest and could continue to be a party to the discussion. Mr. Gridley concurred that he did not have a conflict of interest.

Ms. Gabriel stated that the impact of putting curb cuts back, specifically at Mr. Montandan's property location, includes the safety of backing across sidewalks. Additionally, if you allow one, all property owners would likely seek to keep their curb cuts. There is an issue with the ventilation shaft going down into the parking structure. The ventilation shaft system runs along the entire Front Avenue corridor and, as designed, allows the avoidance of a mechanically designed system, which would cause additional costs and regulations be implemented. Some additional regulations would include a fully sprinklered garage and enclosed staircase. The design is intended to be pedestrian friendly, and parking/driving through the sidewalk area is not pedestrian friendly. Mrs. Gabriel presented photographs of the Montandan property and access areas. There were concerns expressed that loading zones aren't affected as they are not enforced -- this could be remedied by high priority enforcement. Mr. Boyd explained the design including tree placements and proposed loading zones. In a normal parking lot, one would pull through. The Montandan spot causes one to park on the sidewalk for loading and unloading.

Mr. Boyd stated that the Coeur building is within the lot line without any parking. The parking lot is owned by KXLY. The access to the parking lot would still be accessible via 5<sup>th</sup> Street. If the City Council were to consider keeping the approach, design issues would occur for the on-street parking. If an SUV were parked on street the car exiting the Coeur lot would need to pull into the lane of travel in order to see oncoming traffic. Additionally, this would probably cause the removal of five diagonal parking spaces. Councilman McEvers asked if the owner would have to pay to re-stripe their parking lots. Mr. Boyd confirmed that it would be the owners cost. Additionally, Mr. Boyd stated that it is important for the City Council to have a 75-year view of use and consider what is best for all citizens. Councilman Goodlander clarified that they do have access through the back side and wondered if the drive through gets used. Mr. Boyd stated that he has no statistics on the drive through use. Councilman Kennedy stated that the Coeur protest states that this is their sole access and that if you don't take the easement under consideration that would be true. Mr. Boyd stated that they would have access to pedestrians but not vehicular access.

The design team worked hard to mitigate the removal of approaches for the Meyer property (Bank of America). The approach closest to the building would have caused issues with the ventilation, landscaping, etc. In order to remove the second approach, it would create substantial cost to reorganize parking lots. If the property use were to change later, it would be nice to remove the access point on Front Avenue; however, with the current use there were no other options for removal.

Councilman Gookin asked if parking on the sidewalk is illegal and how is it policed. Mrs. Gabriel stated that parking tickets are issued and that it is enforced. She stated that a recommendation to help mitigate the removal of the approach at the Montandan property is to

heavily enforce the loading zones. Mayor Bloem stated that the loading zone on 4<sup>th</sup> Street is not signed and not recognizable as a loading zone, so it will need to be signed and enforced as well.

Councilman Kennedy asked about the ventilation system and how they are different from the ones in New York City. Mr. Boyd stated that there are grates similar to what you see in other cities. The grates are part of an overall analysis of how air flows through the corridor and garage and the proposed system is the ideal configuration approved by the building division. If changes are made to the system, it would require a mechanical system be installed, which the design team is trying to avoid.

Councilman McEvers asked if the approach at the bank is one way. Mr. Boyd confirmed that it was with exits allowed onto 4<sup>th</sup> Street or the alley. The City gave up three diagonal spots on the street to accommodate that approach. Councilman McEvers asked why this wouldn't work at the Coeur building. Mr. Boyd stated that it would be an alternative, if the Council determined it was necessary.

Councilman Goodlander questioned the removal of the approach at the Coeur building. Mr. Boyd clarified that it would cause an issue with removal of grates and that the grates run the entire length of the block along the curb line, 4' wide. Councilman McEvers questioned why vehicles can't drive over the grates at the access point. Mr. Boyd stated he didn't know if they were rated for vehicle weight; however, it would cause an issue with items on vehicle tires, etc., to drop on cars parked below; or you don't allow parking below, thus losing stalls.

Mr. Gridley stated the government has the right to take the curb cuts away; the question becomes whether or not it is compensable. The Court would look at whether there is a need to take them away and if it is the only property access and if it is an overreaching impact to the property. The Coeur property has access to 5<sup>th</sup> Street, so it is probably not a taking; it is fact specific to each property. As long as there is a reason that is not arbitrary and capricious for removing the approach and they have other access it is probably not compensable. Court has recognized sight distance and public safety is important for the public good.

Councilman Gookin asked for clarification as to when this item will come before the City Council for determination. Mrs. Gabriel stated that it will be on the Council agenda in two weeks from today and at that time she will provide the Council with the costs associated with any changes in design associated with allowing access off Front Avenue.

#### **PUBLIC HEARING: WATER RATE/FEES:**

Water Superintendent Jim Markley presented the water system comprehensive plan update and new water rate capitalization fees and introduced his consultants: Steve James of JUB Engineers and Angie Sanchez from the SCS Group. Mr. James stated that the previous comprehensive plan was completed in 1999, and most improvements have been completed. He described what was going on with the system and what will be needed over the next 20 years. The plan includes a five year capital improvement plan and a rate structure to ensure the city's capability to pay for the needed projects. The service boundary was established through contact with the Fire and Wastewater Departments and explained that it does not quite reach the area of city impact. Capital improvements included supply, storage, and distribution improvements. Supply improvements

include new drill sites at the northern part of town. He reported the distribution system is in good shape; it does need some upsizing in the center of town, then the system from the new tank. Booster stations include two improvements, Elm Street and Armstrong.

Ms. Sanchez gave a brief update regarding the financial plan with the goal of a rate strategy and balanced impact to the customers. The immediate 6-year plan demonstrates a funding gap beginning in 2013/2014 that would increase with existing rate levels up to \$1.1 million by 2017. In order to fund that gap, Ms. Sanchez recommended a 2.5% increase in 2013, an a 4.9% increase in years 2014-2018. She stated that the city is within and lower than area averages. Cap fees are a one-time charge with the intent for growth to pay for growth. The proposal is to increase rates of a 6 year period of time rather than a one-time large increase.

Councilman Kennedy asked how confident they are that the numbers and assumption are good over the next five years. Mr. James stated that they assume that 2% growth would continue throughout the plan, and if growth were to slow there would be less improvements needed and if there were more growth improvements would be needed sooner. Ms. Sanchez clarified that 3.19% is added each year for construction cost impacts, which would be close to bid amounts. Councilman McEvers asked if conservation efforts had an impact on the study. Mr. James stated conservation efforts have delayed the need for new wells and there is an overall decrease in per capita demand, and it may continue to decrease over time. Councilman Edinger questioned how the city fees compare to other areas. Mr. Markley stated that the rates and cap fee at the low end compared to those within 50 miles.

#### **RESOLUTION 13-004**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AMENDING THE RULES AND REGULATIONS OF THE COEUR D'ALENE WATER DEPARTMENT AS TO RATES, SCHEDULES AND CHARGES.

**PUBLIC COMMENTS:** Mayor Bloem called for public comments with none being received.

Motion by Kennedy, seconded by Goodlander to adopt Resolution 13-004.

**DISCUSSION:** Councilman Adams stated that he met with Mr. Markley and believes that some components of the plan don't warrant the full increase, he would prefer asking for a lesser percentage increase, i.e. 10% total over the next 6 years as the current request includes growth, potential upgrades, and a 5% increase in wages and benefits each year. Mr. Markley clarified that the Water Department does complete approximately 1.5 miles of pipe each year. Councilman Adams stated that there is a surplus currently in that fund.

Motion to amend the motion by Adams, seconded by Gookin to raise rates to 10% rather than the recommended 30%.

Councilman McEvers stated that water is important and that the city has a great system because we continue to reinvest in the system. He believes that due to the last rate study, needed maintenance and improvements were done providing the city with efficiencies. He believes that this is the right

direction. Councilman Gookin read through the report and believes that some items should be development driven, not paid for by the rate payers, such as the booster at Armstrong Park and the replacement of existing well houses. He stated that the city needs to better maintain what it has rather than buy new. He believes that having low water rates is a plus for relocation, and that the economic outlook for the area includes a retired population on a fixed income. He believes with a lower increase the city could continue to have an affordable system and he would support the amendment.

Councilman Kennedy believes that this study represents a way to do things in a measured fashion and that the Council sets up a future Council to not have to increase the rate substantially in 7 years. Based on past practices, the city has a great system. The cap fees are bore by future developers, and smaller increases over time rather than one large increase in the future is preferable, so he supports the original proposal.

Councilman Edinger asked what effect a 10% increase would have on the system. Mr. Markley stated that it causes the reserves to be depleted at some point, and then a bigger increase would be needed in 6 years. The goal of the study was to keep it uniform and as small as it could be over time without a large increase to the rate payers in one sweep.

**ROLL CALL ON MAIN MOTION AS AMENDED:** Adams Aye; McEvers No; Goodlander No; Gookin Aye; Kennedy No; Edinger No. Motion failed

Councilman Goodlander questioned if there were some point they could review the annual percentage increase and take less than proposed if during the 6 year term revenues exceed the capital project needs. Mr. Markley stated that at the annual budget appropriation, the city reviews how much reserves we have and what projects are planned for the year. In order for that to occur, assumptions would have to be way off. Councilman Edinger asked for verification if there were a 5% wages included in the study. Mr. Markley stated that the study included past performance and some of the assumptions included wages, benefits, PERSI, etc. Ms. Sanchez stated that benefits trends are at 10% - 15%, so it does balance out. Mr. James stated that they are trying to set a budget to have enough revenue to cover expenses.

**ROLL CALL ON MAIN MOTION:** Adams No; McEvers Aye; Goodlander Aye; Gookin No; Kennedy Aye; Edinger Aye. Motion carried.

**ADJOURNMENT:** Motion by Goodlander, seconded by Adams to recess to January 10, 2013 at noon in the Old Council Chambers in City Hall and then to January 14, 2013 at noon in the Coeur d'Alene Library Community Room for a Special Call Council meeting for the Appeal of the Design Review Commission Decision re: One Lakeside Project.  
Motion carried

The meeting recessed at 12:21 p.m.

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Sandi Bloem, Mayor

ATTEST:

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Renata McLeod,  
City Clerk

RESOLUTION NO. 13-005

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING APPROVAL OF NEW PATROL VEHICLE PURCHASES; APPROVING THE REQUEST FOR DESTRUCTION OF PROJECT COORDINATOR RECORDS; APPROVING THE DECLARATION OF SURPLUS VEHICLE FROM THE WASTEWATER DEPARTMENT; AND APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH WELCH COMER ENGINEERS FOR CONSULTANT SERVICES – ATLAS II WATER WELL AT ATLAS AND HANLEY.

WHEREAS, it has been recommended that the City of Coeur d'Alene enter into the contract(s), agreement(s) or other actions listed below pursuant to the terms and conditions set forth in the contract(s), agreement(s) and other action(s) documents attached hereto as Exhibits "A through D" and by reference made a part hereof as summarized as follows:

- A) Approval of new Patrol Vehicle Purchases;
- B) Approving the request for Destruction of Project Coordinator Records;
- C) Approving the Declaration of Surplus Vehicle from the Wastewater Department;
- D) Approving a Professional Services Agreement with Welch Comer Engineers for Consultant Services – Atlas II Water Well at Atlas and Hanley;

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 agreements or 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 agreements or other actions for the subject matter, as set forth in substantially the form attached hereto as Exhibits "A through D" and incorporated herein by reference with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreements or other actions so long as the substantive provisions of the agreements or other actions remain intact.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk be and they are hereby authorized to execute such agreements or other actions on behalf of the City.

DATED this 15<sup>th</sup> day of January, 2013.

\_\_\_\_\_  
Sandi Bloem, Mayor

ATTEST

\_\_\_\_\_  
Renata McLeod, City Clerk

Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER KENNEDY Voted \_\_\_\_\_

COUNCIL MEMBER GOODLANDER Voted \_\_\_\_\_

COUNCIL MEMBER MCEVERS Voted \_\_\_\_\_

COUNCIL MEMBER ADAMS Voted \_\_\_\_\_

COUNCIL MEMBER GOOKIN Voted \_\_\_\_\_

COUNCIL MEMBER EDINGER Voted \_\_\_\_\_

\_\_\_\_\_ was absent. Motion \_\_\_\_\_.



# Coeur d'Alene Police

*Protect and Serve*

3818 SCHREIBER WAY  
COEUR D'ALENE, IDAHO 83815  
208/769-2321 – FAX 208/769-2307  
www.cdapolice.org

TO: Mayor  
City Council

FROM: Wayne Longo  
Chief of Police

SUBJECT: Request to purchase five (5) vehicles for Patrol

DATE: December 18, 2012

**Decision Point:** Authorization to purchase five (5) Patrol vehicles as listed in the Capital Outlay Summary for 2012-2013.

**History:** Five (5) new replacement Patrol vehicles are in the Capital Outlay accounting history as part of our long range replacement schedule. On November 1, 2012, quotes were obtained for one (1) cars with a minimum 3.8 liter displacement engine, one (1) Sport Utility Vehicle with a 5.3 liter displacement engine, and three (3) cars with a minimum 3.5 liter displacement engine. The quote received from Lake City Ford in the amount of \$25,769.00 is \$1118.06 less than the Idaho State contractor quote. The quote received from Knudtsen Chevrolet in the amount of \$22,005.09 for the sedan matches the quote given by the Idaho State contractor. The quote from Edmark GMC Chevrolet, the Idaho State contract holder for Chevrolet, is \$29,718.87 for the Sport Utility Vehicle. The quotes were reviewed and found to meet department specifications. I recommend that the City of Coeur d' Alene accept the quotes for three (3) 3.5 liter engine vehicles from Lake City Ford, the one (1) 3.8 liter engine vehicle from Knudtsen Chevrolet, and one (1) 5.3 liter SUV vehicle from Edmark GMC Chevrolet.

**Financial Analysis:** The desire to produce the best possible price on these vehicles. The Financial Summary for 2012-2013 has allocated a total of \$178,850.00 for five (5) Patrol vehicles to include the purchase and equipping of these vehicles. The quote from Lake City Ford was \$25,769.00 per car for a total of \$77,307.00 for the three (3) vehicles. The quote from Knudtsen Chevrolet was \$22,005.09 for the sedan. The quote for the SUV was \$29,718.87 for the SUV. The total of all five (5) vehicles is \$129,030.96.

**Performance Analysis:** The patrol vehicles are used for a variety of patrol functions. These vehicles obtain a high amount of mileage being used in traffic and patrol-related enforcement. The line patrol vehicles run on a 24-hour, 7-days-a-week basis.

**Quality of Life Analysis:** A properly maintained patrol fleet is essential for the efficiency of a Police Department and the many duties tasked to the police officer.

**Decision Point:** Authorization to purchase three (3) Patrol vehicles from Lake City Ford, one (1) Patrol vehicle from Knudtsen Chevrolet, and one (1) Patrol vehicle from Edmark GMC Chevrolet.

**GENERAL SERVICES COMMITTEE  
STAFF REPORT**

**DATE:** January 7, 2013

**FROM:** Renata McLeod, Municipal Services Director/City Clerk

**SUBJECT:** Request for destruction of Project Coordinator records

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**DECISION POINT:**

To authorize the destruction of Project Coordinator project files ranging from 2001 through 2011, specifically as outlined in the attached list.

**HISTORY:**

The files requested for destruction are temporary project files, with one semi-permanent file regarding an Idaho Department of Commerce grant from 2003-2005. These records are outlined in the City's Records retention manual as temporary files and only need to be kept for 24 months, while the semi-permanent file was due to be retained for a period of five years. I am requesting these records be destroyed as these projects are complete and/or are no longer in progress. The position of Project Coordinator will not be backfilled and storage space for files is at a premium.

**FINANCIAL ANALYSIS:**

There is no financial impact associated with this request.

**PERFORMANCE ANALYSIS:**

Allowing these files to be destroyed will allow file space to be utilized for current files. Additionally, since the position of Project Coordinator will not be filled, this office space can be reorganized and put to better use without having to accommodate these files.

**DECISION POINT/RECOMMENDATION:**

To authorize the destruction of Project Coordinator project files ranging from 2001 through 2011, specifically as outlined in the attached list.

REQUEST FOR DESTRUCTION OF RECORDS  
 ADMINISTRATION DEPARTMENT  
 12/31/12

File Description	Type of Record (Perm/Semi/Temp)	Dates of Records
US Bank - Seltice Way Traffic Signal: RFP responses, rating sheets, correspondence, traffic study, notes	Temporary	2004-4005
University of Idaho Intern Program: correspondence	Temporary	2002-2003
Costco 4th Street Project: correspondence and notes	Temporary	2003-2004
Ramsey Road Traffic Signal: Idaho CDBG application, presentation, correspondence	Temporary	2007
Fort Grounds: residential parking program, research, notes, correspondence	Temporary	2002-2010
Homelessness: notes from meetings, sign-in sheets, county survey forms	Temporary	2008-2011
Library: correspondence, vacation request notes, City Hall expansion notes	Temporary	2005-2006
Public Entity: correspondence, notes	Temporary	2001 - 2006
4th Street (School District Project) notes	Temporary	2003-2004
Grant Administration Services: notes, correspondence	Temporary	2003-2004
Human Rights Institute/Cultural Center Sub-station Building: notes, correspondence, LWCF Information, four corners study	Temporary	2002-2010
East Mullan Neighborhood Association: notes	Temporary	2006-2007
Front Avenue: correspondence, notes, sign in sheets	Temporary	2003 - 2008
4th Street/Neider Grant - Costco Intersection: notes, correspondence, presentations	semi-permanent	2003-2005

## STAFF REPORT

**DATE: December 27, 2012**

**FROM: Sid Fredrickson, Wastewater Superintendent**

**SUBJECT: 2000 Ford Ranger**

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**DECISION POINT:** The Council is requested to approve declaration to surplus one 2000 Ford Ranger pick-up. Upon approval, this equipment will be used as trade in towards the replacement vehicle budgeted in fiscal year 2012-2013.

**HISTORY:** The 2000 Ford Ranger has had multiple repairs over the last year and currently requires a new transmission. This equipment has exceeded its estimated equipment life.

**FINANCIAL ANALYSIS:** The cost to maintain this equipment is greater due to the age of the vehicle and known problems and it is believed that the trade-in value is more than reasonable.

**PERFORMANCE ANALYSIS:** The costs to continue to maintain the 2000 Ford Ranger would exceed the value over the next year. Due to the necessity of this equipment, a replacement has already been located and is awaiting trade-in and purchase.

**DECISION POINT/RECOMMENDATION:** Declare surplus of 2000 Ford Ranger vehicle, VIN# 1FTZR15V3YPC06522.

**PUBLIC WORKS COMMITTEE  
STAFF REPORT**

**DATE:** 7 January 2013  
**FROM:** Jim Markley, Water Department Superintendent  
**SUBJECT:** New Well (Atlas II) – Consultant selection for design services.

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**DECISION POINT:** Staff is requesting a recommendation to select Welch-Comer engineers for the new well (Atlas II) project and to approve the attached agreement for professional services.

**HISTORY:** Requests for proposals (RFP's) were sent out in early November. Ten RFP's were sent out. We received two proposals back: one from J-U-B Engineers and one from Welch-Comer Engineers.

**FINANCIAL ANALYSIS:** Funding for the project is included in the current budget.

**PERFORMANCE ANALYSIS:** A small committee (Councilman Gookin, Jim Markley, Terry Pickel, and Dion Holton) reviewed both proposals. It was a difficult decision as the committee felt that both proposals were of excellent quality. The one from Welch-Comer had some innovative ideas regarding enhanced testing for arsenic in the test well and a method by which we may be able to avoid needing to find a way to dispose of several million gallons of water during the test pumping of the new well. For these and other reasons the committee is recommending that Welch-Comer Engineers be selected for the project.

**QUALITY OF LIFE ANALYSIS:** The committee feels that incorporating the ideas that Welch-Comer included in their proposal will help this project be more successful.

**DECISION POINT/RECOMMENDATION:** Staff is requesting a recommendation that the City Council select Welch-Comer engineers and approve the attached professional services agreement for design of the Atlas II well.

PROFESSIONAL SERVICES AGREEMENT  
between  
CITY OF COEUR D'ALENE  
and  
WELCH-COMER ENGINEERS  
for  
NEW ATLAS II WELL

THIS Agreement, made and entered into this 15<sup>th</sup> day of January, 2013, between the **CITY OF COEUR D'ALENE**, Kootenai County, Idaho, a municipal corporation organized and existing under the laws of the state of Idaho, hereinafter referred to as the "City," and **WELCH-COMER ENGINEERS**, an Idaho corporation, hereinafter referred to as the "Consultant,"

W I T N E S S E T H:

Section 1. Definition. In this agreement:

A. The term "City" means the City of Coeur d'Alene, 710 Mullan Avenue, Coeur d'Alene, Idaho 83814.

B. The term "Consultant" means Welch-Comer Engineers, 350 E Kathleen Avenue, Coeur d'Alene, ID 83815.

C. The term "Mayor" means the mayor of the city of Coeur d'Alene or his authorized representative.

Section 2. Employment of Consultant. The City hereby agrees to engage the Consultant and the Consultant hereby agrees to perform the services hereinafter set forth.

Section 3. Scope of Services.

A. The Consultant shall perform the services described in the Scope of Services attached hereto and incorporated herein by reference as Exhibit "A".

B. Area Covered: The Consultant shall perform all the necessary services provided under this Agreement respecting the tasks set forth in the Scope of Services.

Section 4. Personnel.

A. The Consultant represents that it has or will secure at its own expense all personnel required to perform its services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.

B. All of the services required hereunder will be performed by the Consultant or under his direct supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.

C. The Consultant agrees to maintain Workmen's Compensation coverage on all employees, including employees of subcontractors, during the term of this Agreement as required by Idaho Code Section 72-101 through 72-806. Should the Consultant fail to maintain such insurance during the entire term hereof, the Consultant shall indemnify the City against any loss resulting to the City from such failure, either by way of compensation or additional premium liability. The Consultant 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.

Section 5. Time of Performance. The services of the Consultant shall commence upon execution of this Agreement by the Mayor and shall be completed within Sixty (60) days thereafter. The period of performance may be extended for additional periods only by the mutual written agreement of the parties.

Section 6. Compensation.

A. Subject to the provisions of this Agreement, the City shall pay the Consultant the total sum of One Hundred Thirty-Nine Thousand Seven Hundred Sixty and NO/100 (\$139,760.00).

B. Except as otherwise provided in this Agreement, the City shall not provide any additional compensation, payment, use of facilities, service or other thing of value to the Consultant in connection with performance of agreement duties. The parties understand and agree that, except as otherwise provided in this Section, administrative overhead and other indirect or direct costs the Consultant may incur in the performance of its obligations under this Agreement have already been included in computation of the Consultant's fee and may not be charged to the City.

Section 7. Method and Time of Payment. The City will pay to the Consultant the amount set forth in Section 6 which shall constitute the full and complete compensation for the Consultant's professional services. That sum will be paid within thirty (30) days after completion of all work and approval of all work by the City, and receipt of a billing submitted to the City. Such billings shall reflect the total work performed and approved, to date.

Section 8. Termination of Agreement for Cause. If, through any cause, the Consultant shall fail to fulfill in a timely and proper manner his obligations under this Agreement, or if the Consultant shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In that event, all finished or unfinished documents, data, studies, surveys, and reports or other material prepared by the Consultant under this agreement shall

at the option of the City become its property, and the Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and materials. Equitable compensation shall not exceed the amount reasonably billed for work actually done and expenses reasonably incurred.

Section 9. Termination for Convenience of City. The City may terminate this Agreement at any time by giving thirty (30) days written notice to the Consultant of such termination and specifying the effective date of such termination. In that event, all finished or unfinished documents and other materials as described in Section 8 above shall, at the option of the City, become its property.

Section 10. Modifications. The City may, from time to time, require modifications in the scope of services of the Consultant to be performed under this Agreement. The type and extent of such services cannot be determined at this time; however, the Consultant agrees to do such work as ordered in writing by the City, and the City agrees to compensate the Consultant for such work accomplished by written amendment to this Agreement.

Section 11. Equal Employment Opportunity.

A. The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such actions shall include, but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities. The Consultant agrees to post in conspicuous places available for employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin. The Consultant will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this agreement so that such provisions will be binding upon each subconsultant, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

B. The Consultant shall keep such records and submit such reports concerning the racial and ethnic origin of applicants for employment and employees as the City may require.

Section 12. Interest of Members of City and Others. No officer, member, or employee of the City and no member of its governing body, and no other public official of the governing body shall participate in any decision relating to this Agreement which affects his personal interest or the interest of any corporation, partnership, or association in which he is, directly or indirectly,

interested or has any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

Section 13. Assignability.

A. The Consultant shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without the prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Consultant from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City.

B. The Consultant shall not delegate duties or otherwise subcontract work or services under this Agreement without the prior written approval of the City.

Section 14. Interest of Consultant. The Consultant covenants that he presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed.

Section 15. Findings Confidential. Any reports, information, data, etc., given to or prepared or assembled by the Consultant under this Agreement which the City requests to be kept confidential shall not be made available to any individual or organization by the Consultant without the prior written approval of the City.

Section 16. Publication, Reproduction and Use of Materials. No material produced, in whole or in part, under this Agreement shall be subject to copyright in the United States or in any other country. The City shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other materials prepared under this Agreement.

Section 17. Audits and Inspection. This Agreement anticipates an audit by the city of Coeur d'Alene, and infrequent or occasional review of Consultant's documents by City staff. During normal business hours, there shall be made available for examination all of the Consultant's records with respect to all matters covered by this Agreement and will permit representatives of the City to examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoiced materials, payrolls, records, or personnel conditions of employment, and other data relating to all matters covered by this Agreement.

Section 18. Jurisdiction; Choice of Law. Any civil action arising from this Agreement shall be brought in the District Court for the First Judicial District of the State of Idaho at Coeur

d'Alene, Kootenai County, Idaho. The law of the state of Idaho shall govern the rights and obligations of the parties.

Section 19. Non-Waiver. The failure of the City at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provisions, nor in any way affect the validity of this Agreement or any part thereof, or the right of the City thereafter to enforce each and every protection hereof.

Section 20. Permits, Laws and Taxes. The Consultant shall acquire and maintain in good standing all permits, licenses and other documents necessary to its performance under this Agreement. All actions taken by the Consultant under this Agreement shall comply with all applicable statutes, ordinances, rules, and regulations. The Consultant shall pay all taxes pertaining to its performance under this Agreement.

Section 21. Relationship of the Parties. The Consultant shall perform its obligations hereunder as an independent contractor of the City. The City may administer this Agreement and monitor the Consultant's compliance with this Agreement but shall not supervise or otherwise direct the Consultant except to provide recommendations and to provide approvals pursuant to this Agreement.

Section 22. Integration. This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties.

Section 23. City Held Harmless.

A. The Consultant shall save, hold harmless, indemnify, and defend the City, its officers, agents and employees from any liability arising out of the acts, errors, omissions, or negligence, including costs and expenses, for or on account of any and all legal actions or claims of any character resulting from injuries or damages sustained by any person or persons or property arising from Consultant's performance of this Agreement in any way whatsoever.

B. The Consultant shall save, hold harmless, and indemnify the City, its officers, agents, and employees from and against any and all damages or liability arising out of the Consultant's professional acts, errors, and omissions, including costs and expenses for or on account of any and all legal actions claims of any character resulting from injuries or damages sustained by persons or property arising from Consultant's professional performance of this Agreement.

Section 24. Notification. Any notice under this Agreement may be served upon the Consultant or the City by mail at the address provided in Section 1 hereof.

Section 25. Special Conditions. Standard of Performance and Insurance.

A. Consultant shall maintain general liability insurance naming the City, its entities, and its representatives as additional insureds in the amount of at least \$500,000.00 for property damage or personal injury, death or loss as a result of any one occurrence or accident regardless of the number of persons injured or the number of claimants, it being the intention that the minimum limits shall be those provided for under Chapter 9, Title 6, Section 24 of the Idaho Code.

B. In performance of professional services, the Consultant will use that degree of care and skill ordinarily exercised under similar circumstances by members of the Consultant's profession. Should the Consultant or any of the Consultants' employees be found to have been negligent in the performance of professional services from which the City sustains damage, the Consultant has obtained Errors and Omission Insurance in at least the amount of five hundred thousand dollars (\$500,000.00). The Consultant shall maintain, and furnish proof thereof, coverage for a period of two years following the completion of the project.

C. The Consultant shall obtain and maintain auto liability insurance in the amount of \$500,000.00 for the duration of the project.

D. Prior to work under this Agreement, the Consultant shall furnish to the City certificates of the insurance coverages required herein, which certificates must be approved by the City Attorney. Certificates shall provide cancellation notice information that assures at least thirty (30) days written notice to the City prior to cancellation of the policy for any reason.

IN WITNESS WHEREOF, this Agreement executed the day and year first written above.

CITY OF COEUR D'ALENE

WELCH-COMER ENGINEERS

\_\_\_\_\_  
Sandi Bloem, Mayor

By \_\_\_\_\_  
Its \_\_\_\_\_

ATTEST:

ATTEST:

\_\_\_\_\_  
Renata McLeod, City Clerk

\_\_\_\_\_  
Name/Title

STATE OF IDAHO )  
 ) ss.  
County of Kootenai )

On this 15<sup>th</sup> day of January, 2013, before me, a Notary Public, personally appeared **Sandi Bloem** and **Renata McLeod**, known to me to be the Mayor and City Clerk, respectively, of the City of Coeur d'Alene that executed the foregoing instrument and acknowledged to me that said City of Coeur d'Alene executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

\*\*\*\*\*

STATE OF IDAHO )  
 ) ss.  
County of Kootenai )

On this \_\_\_\_\_ day of January, 2013, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_, of **Welch-Comer Engineers**, and the persons who executed the foregoing instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# Exhibit A

## City of Coeur d'Alene Atlas Well #2

### Scope of Work

#### 1. *Project Description*

- 1.1. **Part 1** - City of Coeur d' Alene (City) Intends to drill a new municipal production well. The well is anticipated to be 24 inches in diameter and approximately 400 feet in depth.

After construction, the well will be checked for alignment and test pumped.

- 1.2. **Part 2** – City of Coeur d'Alene (City) Intends to design a new well building for the new municipal production well completed in Part I of this scope. The design for the new well building will include the design of the site piping and preparation of a site plan for the new well building along with a preliminary layout for a potential future fire station and cop shop.

#### 2. *Design Phase Services*

##### 2.1. **Part 1:**

- A. Attend a Kickoff Meeting with City
- B. Prepare a topographic survey of the proposed well lot
- C. Prepare plans and specifications for the construction of a municipal production well
- D. Prepare plans and specifications for a new water main from the new well to the distribution system in Atlas Road, which is necessary to test pump the new well into existing distribution system.
- E. Review draft bid documents with City
- F. Prepare an Engineer's Estimate of Cost
- G. Submit Finalized plans to IDEQ for review and approval
- H. Prepare a request for quote (RFQ) including plans and specifications for additional perforation and testing of existing test well.

##### 2.2. **Part 2:**

- A. Attend a Kickoff Meeting with the City.
- B. Site Layout and Architectural Concept
  - i. Coordinate and conduct a meeting with representatives from the City Water Department, Police Department, and Fire Department to solicit feedback relative to the potential future fire station and cop shop layout.
  - ii. Utilize input provided by the City Water, Police and Fire Departments and prepare a site layout (including the site piping) that will accommodate the well building as well as a potential future fire station and cop shop. Prepare the well building structural design utilizing a similar footprint/layout as the Landings and Annie well buildings.
  - iii. Utilize an architectural Subconsultant to assist with preparation of up to 3 color scheme and architectural concept options to complement a future fire station and cop shop.

- iv. Conduct a meeting with the City to review the well building structural design, site layout and architectural concepts (including accents, color scheme, interior and exterior coatings) with the City.
  - v. Finalize the well building structural design, site layout and the architectural concept based on the City's review and selection.
- C. Well Pump Design
- i. Select a well pump which will pump at 4000 gpm at a total dynamic head consistent with the existing water distribution network.
  - ii. Utilize the City's most current hydraulic model to confirm the pump selection and potential pressure impact of the new well pump on the existing water distribution network.
  - iii. Analyze the feasibility (including the hydraulic impact and economics) of installation of a variable frequency drive (VFD) on the new well pump.
  - iv. Conduct a meeting with the City and electrical subconsultant to review well pump selection and VFD analysis, and discuss heating/ventilation, electrical controls and monitoring devices, automatic transfer switch/generator sizing, and planning and provisions for a full telemetry system control panel.
  - v. Finalize well pump selection and utilize electrical subconsultant to prepare the pump control/electrical design (including VFD) based on input from the City.
- D. Well Building Design (Interior)
- i. Design the interior components of the well building (including the discharge piping, control valves, onsite chlorine generation system, electrical equipment, and heating/ventilation systems) utilizing a similar footprint/layout as the Landings and Annie well buildings.
  - ii. Conduct a meeting with the City to review the design of the interior components of the well building.
  - iii. Prepare well building interior design based on City review.
  - iv. Prepare bid documents/specifications for each component of Part II listed above.
  - v. Review bid documents/specifications internally (Quality Assurance/Quality Control)
  - vi. Following well drilling and test pump, confirm well pump selection/design operating point.
  - vii. Prepare opinion of cost.
  - viii. Submit bid documents/specifications to City for review along with opinion of cost.
  - ix. Finalize bid documents/specifications considering comments provided by City.

### **3. Bidding Phase Services**

#### **3.1. Part 1:**

- A. Issue a bid package for Construction and test pumping of new production well.
- B. Issue a Request for Quote (RFQ) for additional perforation and pumping of test well.
- C. Issue an RFQ for construction of new water main between the new well and distribution system in Atlas Road.
- D. Attend a pre-bid meeting for well construction.
- E. Answer Contractor bid questions
- F. Issue addenda and clarifications as needed
- G. Attend bid opening

- H. Review bids and prepare written recommendation of award

#### **4. Construction Phase Services**

##### **4.1. Part 1:**

- A. Production Well:
  - i. Attend Pre-Construction Meeting with City and Contractor
  - ii. Stake location of new well
  - iii. Stake Location of New Piping between well and distribution system.
  - iv. Review Contractor Submittals
  - v. Prepare Contractor Progress Payment Requests
  - vi. Track actual pay quantities
  - vii. Review cutting samples for screen design
  - viii. Visit site as needed during construction of well.
  - ix. Provide on site construction representation during construction of the new water main between the new well and the distribution system in Atlas Road.
  - x. Participate in test pumping
  - xi. Engage a Subconsultant to prepare well video and gyroscopic alignment testing
  - xii. Prepare record drawings
- B. Test Well
  - i. Coordinate with Contractor to perforate sections of existing test well casing and obtain additional water quality samples.
  - ii. Review water quality data for use in design of production well
  - iii. Process Contractor Pay Request

#### **5. ASSUMPTIONS**

##### **5.1. Part 1:**

- A. Well will generally be located at a the northeast corner of Atlas and Hanley Avenue. Site to be provided by the City.
- B. Engineer will seek IDEQ approval to test pump well into distribution system.
- C. Water quality testing lab fees will be paid directly by City.
- D. Drilling permits will be obtained by Contractor.
- E. Subconsultant fees for alignment testing are included in this scope of services.
- F. Bid phase services include one bid package for construction of new production well, one RFQ for perforation and testing of test well, and one RFQ for the new water main between the production well and distribution system in Atlas Road.

##### **5.2. Part 2:**

- A. The most updated hydraulic model for the water system will be provided by the City.
- B. Subconsultant fees for electrical and architectural Subconsultants are included in this scope of services.
- C. Bidding and Construction phase services are not included at this time, but can be added by contract amendment at a later date.
- D. SCADA programming design is not included.







**PUBLIC WORKS COMMITTEE  
STAFF REPORT**

**DATE:** January 7, 2013  
**FROM:** Christopher H. Bates, Engineering Project Manager   
**SUBJECT:** Relinquishment of Stormwater Easement in the Riverstone  
Subdivision

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**DECISION POINT**

To recommend to the City Council, the relinquishment of the storm sewer easement granted to the City of Coeur d'Alene by the Northwest Timber Company (Inst. #637297, recorded Bk. 264, Pg. 394, attached) in November 1973.

**HISTORY**

The noted easement originally traversed the mill site and log storage yard of the W-I Forest Products lumber company, and, contained one of the main City stormwater outfalls to the Spokane River. The eventual mill closure, and redevelopment of the site into the Riverstone subdivision in November 2000, brought about the relocation of the stormwater line and this eventual request. A notation on the original subdivision plat of Riverstone called out that the noted easement would be "vacated upon acceptance of the relocated stormwater line".

**PERFORMANCE ANALYSIS**

The relocated storm line is now situated in a combination of easements and rights-of-way (map attached) that wends through the Riverstone development to the outfall location on the Spokane River. The impetus for the request is the pending development of a retail facility on the existing Lot 6, Block 1 of the Riverstone development that would be situated over a portion of the easement. Because the easement was not dedicated as a component of the plat document, but by a separate instrument outside of the plat, it can be relinquished rather than "vacated".

**FINANCIAL ANALYSIS**

There is no financial impact to the City. The easement defines a specific use, not ownership, therefore there is no financial impact in relinquishing it.

**SUMMARY**

The easement which was granted in 1973 is no longer necessary due to fact that the existent stormline has been relocated and new easements have been installed over it. It is recommended that the Public Works Committee forward approval of the action for the relinquishment to the City Council, and, for the direction for staff to prepare documents for relinquishment and recordation at the County Recorder's Office.

KNOW ALL MEN BY THESE PRESENTS, That Northwest Timber Company, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, paid by the City of Coeur d'Alene, Kootenai County, State of Idaho, receipt of which is hereby acknowledged, do hereby give, grant and quitclaim unto the said City of Coeur d'Alene, a municipal corporation, Kootenai County, State of Idaho, the Grantee, an easement for the construction, improvement, operation and maintenance of a pipe line for storm sewer purposes, upon and across the following described property, to-wit:

A strip of land 20 feet wide centered (10' on each side) across the property owned and/or leased by Northwest Timber lying between Northwest Blvd. and the Spokane River more particularly described as follows:

Beginning at the North West corner of Lot 9, Block 15 East Lacrosse Add. to Coeur d'Alene lying on the South line of the N.W. 1/4 of Section 17, Township 50 North, Range 4 N.B.M.; thence S. 86° 55' 02" W. 182.25 feet; thence N. 27° 58' 30" W. 716.89 feet to the true point of beginning, thence S. 01° 03' 57" E. 813.78 feet; thence S. 06° 49' 12" E. 463.47 feet; thence S. 51° 09' 22" W. 252.98 feet; thence S. 58° 50' 55" W. 486.80 feet to the Spokane River.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The City of Coeur d'Alene agrees to remove any logs stored upon said easement in order to maintain the sewer, if required. Such maintenance will be done at the convenience of the grantor.
2. If the grantor erects a structure over the above described easement the City shall, at their cost, relocate the sewer.
3. The City shall install the sewer to sufficient depth so that adequate cover is existing over the pipe. Any damage to the pipe caused by logging equipment or operations shall be corrected by the City at the City's expense.
4. The outfall shall be so constructed that soil erosion is held to a minimum and the outlet shall not interfere with log movement in the river.

TO HAVE AND TO HOLD the said easement for storm sewer drainage purposes, so long as the same shall be used, operated and maintained as such; and the Grantor hereby dedicates their respective interest in said strip of land to the public use for such purposes.

PROVIDED, HOWEVER: That in the event that the grantee shall abandon, or fail to use or maintain said pipe line, then this grant of easement shall revert to, and thus be returned to, the grantor.

IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set hand and seal this \_\_\_\_\_ day of November, 1973.

For NORTHWEST TIMBER

STATE OF IDAHO  
County of Kootenai

On this \_\_\_\_\_ day of November, 1973, before me the undersigned Notary Public, personally appeared \_\_\_\_\_

known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Marion Peterson*  
Notary Public for Idaho  
Residing at Coeur d'Alene  
My comm. exp. 7/24/74

Filed and recorded at the request of City of Coeur d'Alene  
at 3:30 o'clock PM, this 5<sup>th</sup> day of Nov, 1973  
By: Walter J. Peterson  
Notary Public  
Fee \$ 2.00  
Office Auditor-Recorder  
Kootenai County, Idaho  
Return to City Hall



MEMORANDUM

DATE: JANUARY 15, 2013  
TO: MAYOR BLOEM AND THE CITY COUNCIL  
FROM: H. SID FREDRICKSON, WASTEWATER SUPERINTENDENT  
RE: REQUEST FOR PUBLIC HEARING

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I am requesting the City Council set a public hearing for the Council meeting scheduled February 5, 2013, to hear public testimony regarding the proposed wastewater fee increases. Both the monthly user fees and the capitalization fees are proposed to increase.

# ANNOUNCEMENTS

# Memo to Council

DATE: January 3, 2013

RE: Appointments to Boards/Commissions/Committees

The following re-appointments are presented for your consideration for the January 15th Council Meeting:

TOM MESSINA  
BARBI HARRISON

PERSONNEL APPEALS BOARD  
CHILDCARE COMMISSION

Copies of the data sheets are in front of your mailboxes.

Sincerely,

Amy Ferguson  
Executive Assistant

cc: Renata McLeod, Municipal Services Director  
Pam MacDonald, Personnel Appeals Board Liaison  
Kathy Lewis, Childcare Commission Liaison

# Memo to Council

DATE: January 3, 2013

RE: Appointments to Boards/Commissions/Committees

The following re-appointment is presented for your consideration for the January 15th Council Meeting:

BEN WOLFINGER

PERSONNEL APPEALS BOARD

There is no data sheet in the file for Mr. Wolfinger. I will contact him and ask him to fill one out.

Sincerely,

Amy Ferguson  
Executive Assistant

cc: Renata McLeod, Municipal Services Director  
Pam MacDonald, Human Resource Director

OTHER COMMITTEE MINUTES  
(Requiring Council Action)

**GENERAL SERVICES COMMITTEE  
MINUTES**

Monday, January 7, 2013  
12:00 p.m., Library Community Room

**MEMBERS PRESENT:**

Mike Kennedy, Chairman  
Steve Adams  
Ron Edinger

**STAFF MEMBERS PRESENT:**

Bill McLeod, Police Department  
Jon Ingalls, Deputy City Administrator  
Doug Eastwood, Parks Director  
Troy Tymesen, Finance Director  
Renata McLeod, Municipal Svcs. Director  
Sid Fredrickson, WW Superintendent  
Bobby Gonder, Fire Department  
Monte McCully, Trails Coordinator  
Jim Markley, Water Superintendent  
Bill Greenwood, Parks Department  
Kenny Gabriel, Fire Chief  
Mike Gridley, City Attorney

**Item 1        New Patrol Vehicles Purchase – Police Department  
Consent Calendar**

Lieutenant Bill McLeod, Police Department, presented a request for authorization to purchase five (5) patrol vehicles as listed in the Capital Outlay Summary for 2012-2013. The staff report stated that the vehicle purchases are part of the long-range replacement schedule. The total amount allocated for the vehicles is \$178,850.00, and the quote total for all five vehicles is \$129,030.96. The patrol vehicles are used for a variety of patrol functions and obtain a high amount of mileage being used in traffic and patrol-related enforcement. A properly maintained patrol fleet is essential for the efficiency of a Police Department and the many duties tasked to the police officer.

Lt. McLeod confirmed that the quote for the vehicles also includes the necessary equipment that goes with the vehicles. The quotes were obtained for one car with a minimum 3.8 liter displacement engine, one Sport Utility Vehicle with a 5.3 liter displacement engine, and three cars with a minimum 3.5 liter displacement engine. Lt. McLeod discussed the bids received in comparison to the state contractor quote.

Councilman Kennedy asked about the \$178,850 allocated in the budget and what additional cost is for the computer electronics and how much can be moved from vehicle to vehicle. Tony Woltz, the equipment manager, said that there is a little under \$46,000 allocated to replace certain equipment that cannot be reutilized because of the body style of the new vehicles. Also, there are certain pieces of equipment that they have to rotate out on a regular basis to prevent failure. The allocated budget also includes part of their conversation to the COBRA computer system, including the video system for three of the units.

Councilman Adams asked about the patrol functions that the vehicles are used for. Mr. Woltz said the vehicles are used for patrol and supervisory functions, as well as the Community Accident Reduction team, CARE team, K-9 Team, and all of the functions that are involved with patrol. The vehicles are very heavily used.

**MOTION by Adams, seconded by Kennedy, to recommend Council approval of Resolution No. 13-\_\_ authorizing the purchase of three (3) patrol vehicles from Lake City Ford, one (1) patrol vehicle from Knudtsen Chevrolet, and one (1) SUI vehicles from Edmark GMC Chevrolet. Motion carried.**

## **Item 2           Natural Open Space Management Plan – Parks Department Agenda**

Doug Eastwood, Parks Director, presented a request for council adoption of the Natural Open Space Management Plan. Mr. Mike Kempton stated in his staff report that, historically, the City has managed Tubbs Hill as a natural area. The Tubbs Hill Management Plan was set to be updated in 2010. By this time several other natural areas had been acquired by the city, creating the need to develop a management plan that contained a consistent set of standards for all natural areas. The city created a Natural Open Space Committee to make recommendations regarding the management of our natural areas. One of the first tasks for this committee was to create a management plan. The staff report further stated that there is no financial commitment of the city to implement the management plan. The recommended management actions will be implement as funding becomes available. Adopting the Natural Open Space Management Plan will provide a blueprint for managing and improving our natural open spaces for the next ten years.

Mr. Eastwood noted that the Natural Open Space Committee has been working on the management plan for over a year and have had several workshops with council and various subcommittees that would be impacted by the management plan, including the Tubbs Hill Foundation, the Pedestrian & Bicycle Advisory Committee, Parks & Recreation Commission, and Urban Forestry Committee. The management plan is a road map that will last at least the next 10 years. It is a document in progress, as it will change as things change throughout the country.

A full presentation of the Natural Open Space Management Plan was made at the Parks & Recreation Commission meeting last month. The Parks & Recreation Commission sent the management plan forward to the General Services Committee with a unanimous recommendation for approval.

Councilman Adams said that his main concern with the management plan was the concerns expressed by the Fernan Homeowners Association, and he hasn't heard from anyone. Mr. Eastwood said that from the comments that he has received, he believes that their issues have been addressed.

Chris Buckler, 3595 Sky Harbor Drive, commented that she lives in Armstrong Park and is a member of the homeowners association, and also a member of the Natural Open Space Committee serving as a liaison. She noted that a lot of their concerns have been addressed. In addition, some of the concerns they had with further encroachment don't exist right now because of the eagle nests, but they may be an issue again in the future. Ms. Buckler also stated that the homeowners association had a special meeting with the Fire Department and their issues have been addressed.

Fire Chief Kenny Gabriel confirmed that there are no conflicts with the current fire plan. Ms. Buckler clarified that she is speaking as a member of the Natural Open Space Committee and not as a representative of the homeowners association. She noted that she is pretty comfortable with the plan as it stands.

Councilman Kennedy requested that a full presentation to the public be made at the next council meeting.

**MOTION: Motion by Adams, seconded by Kennedy, to recommend Council approval of Resolution No. 13-\_\_\_ adopting the Natural Open Space Management Plan. Motion carried.**

### **Item 3 Request for Destruction of Records – Project Coordinator Files Consent Calendar**

Renata McLeod, Municipal Services Director (former Project Coordinator), presented a request for destruction of Project Coordinator files ranging from 2001 through 2011. Ms. McLeod stated in her staff report that the files requested for destruction are mostly temporary project files, with one semi-permanent file regarding an Idaho Department of Commerce grant from 2003-2005. Ms. McLeod is recommending that the records be destroyed as the projects are complete and/or are no longer in process. Allowing the files to be destroyed will allow file space to be utilized for current files. Additionally, since the position of Project Coordinator will not be filled, the office space can be reorganized and put to better use without having to accommodate these files.

**MOTION: Motion by Adams, seconded by Kennedy, to recommend Council approval of Resolution No. 13-\_\_\_ authorizing the Destruction of Records as requested. Motion carried.**

### **Item 4 Request for Surplus of Ford Ranger – Wastewater Department Consent Calendar**

Sid Fredrickson, Wastewater Superintendent, presented a request that council declare as surplus one 2000 Ford Ranger pickup. Upon approval, the truck would be used as trade in towards the replacement vehicle budgeted in fiscal year 2012-2013. Mr. Fredrickson stated in his staff report that the 2000 Ford Range has had multiple repairs over the last year and currently requires a new transmission. The truck has exceeded its estimated equipment life. The cost to maintain this equipment is greater due to the age of the vehicle and known problems and it is believed that the trade in value is more than reasonable.

Mr. Fredrickson explained that staff received quotes and asked each vendor to also give them a trade in value for the Ford Ranger and then compared it with the Blue Book. Robideaux offered \$5,000 in trade for the unit, and considering the condition of the transmission, they feel it is a pretty good deal.

Councilman Kennedy commented that he is aware that the Wastewater, Water, and Parks Departments tend to use their rigs longer than most municipalities. Mr. Fredrickson commented that the federal government routinely trades in their vehicles at the end of three years.

**MOTION: Motion by Adams, seconded by Kennedy, to recommend Council approval of Resolution No. 13-\_\_\_ declaring a 2000 Ford Ranger, VIN #1FTZR15V3YPC06522 as surplus.**

The meeting adjourned at 12:22 p.m.

Respectfully submitted,

Amy Ferguson  
Executive Assistant

## GENERAL SERVICES STAFF REPORT

**Date:** January 7<sup>th</sup>, 2013  
**From:** Mike Kempton, Parks Lead Worker  
**SUBJECT:** **Natural Open Space Management Plan** *(Action required)*

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### **DECISION POINT:**

The Natural Open Space Committee and Parks and Recreation Commission recommended to the General Services Committee the adoption of the Natural Open Space Management Plan.

### **HISTORY:**

Historically the City has managed Tubbs Hill as a natural area. The Tubbs Hill Management Plan was set to be updated in 2010. By this time several other natural areas had been acquired by the city, therefore creating the need to develop a management plan that contained a consistent set of standards for all natural areas. The city has created a Natural Open Space Committee to make recommendations regarding the management of our natural areas. One of the first tasks for this committee was to create a management plan for all the natural areas.

### **FINANCIAL ANALYSIS:**

There is no financial commitment of the city to implement the management plan. The recommended management actions will be implemented as funding becomes available.

### **PERFORMANCE ANALYSIS:**

Adopting the Natural Open Space Management Plan will provide a blueprint for managing and improving our natural open spaces for the next ten years.

### **DECISION POINT/ RECOMMENDATION**

The Parks and Recreation Commission recommended to the General Services Committee the adoption of the Natural Open Space Management Plan.

RESOLUTION NO. 13-006

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO ADOPTING THE CITY OF COEUR D'ALENE NATURAL OPEN SPACE MANAGEMENT PLAN (NOPSP).

WHEREAS, the Natural Open Space Committee and Recreation Commission recommended to the General Services Committee at their January 7, 2013 meeting the adoption of the Natural Open Space Management Plan; and

WHEREAS, the General Services Committee has recommended that the City Council adopt the "Natural Open Space Management Plan", which is attached as Exhibit "A"; and

WHEREAS, the Mayor and City Council of the City of Coeur d'Alene have determined that it is in the best interests of the City of Coeur d'Alene, Kootenai County, Idaho that the Coeur d'Alene Natural Open Space Management Plan be adopted. NOW, THEREFORE,

BE IT RESOLVED, by the Mayor and City Council of the City of Coeur d'Alene that the Coeur d'Alene Natural Open Space Management Plan is adopted.

BE IT FURTHER RESOLVED, that the City Clerk is directed to retain one copy of the plan on file.

DATED this 15<sup>th</sup> day of January, 2013

\_\_\_\_\_  
Sandi Bloem, Mayor

ATTEST:

\_\_\_\_\_  
Renata McLeod, City Clerk

Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER KENNEDY Voted \_\_\_\_\_

COUNCIL MEMBER ADAMS Voted \_\_\_\_\_

COUNCIL MEMBER MCEVERS Voted \_\_\_\_\_

COUNCIL MEMBER GOODLANDER Voted \_\_\_\_\_

COUNCIL MEMBER GOOKIN Voted \_\_\_\_\_

COUNCIL MEMBER EDINGER Voted \_\_\_\_\_

\_\_\_\_\_ was absent. Motion \_\_\_\_\_.

The Draft Natural Open Space Management plan is located on the city's website at:

<http://www.cdaidparks.org/images/Plans/CDA%20Natural%20Open%20Space%20Draft%20Management%20Plan%20Dec%202012.pdf>

# PUBLIC HEARINGS

**MEMORANDUM**

DATE: JANUARY 10, 2013  
FROM: RENATA MCLEOD, PROJECT COORDINATOR  
RE: APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2013-2018 CONSOLIDATED PLAN AND 2013 ANNUAL ACTION PLAN.

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**DECISION POINT:**

- Approval of the Community Development Block Grant (CDBG) 2013-2018 Consolidated Plan and the Plan Year 2013 Action Plan estimated in the amount of \$243,000.

**HISTORY:** The City of Coeur d’Alene receives a direct allocation of HUD Community Development Block Grant (CDBG) funds. Every five years an updated Consolidated Plan is required. Several public meetings were held as well as a public survey, with 31 responses. Panhandle Area Council sent out over 90 E-mails soliciting public comments and held two public workshops, as well as a Council workshop.

Each year the City is required to complete an annual action plan in accordance with the adopted citizen participation plan. The Action Plan document is intended to be an outline regarding how the City intends to spend the CDBG funds, as well as, fulfill the program reporting requirements. A public comment period is January 2, 2013 through February 2, 2013.

Public comments were received during the workshops; a summary of topics discussed is attached.

**FINANCIAL:** The Plan Year 2013 allocation will be \$243,000, which is less than past years, this estimate is a conservative estimate based on the past cuts to the CDBG program. The following updated budget is included in the final Action Plan document:

Funding amount	Line Item
\$106,833	Reimbursement to the City for purchase of 106 Homestead Avenue, affordable rental housing (7 units)
\$25,000	Sidewalk project – Harrison Avenue to be constructed Summer of 2013
\$40,000	Emergency Minor Home Repairs
\$22,567	Public Service
\$48,600	Administration (PAC Contract, Advertising, brochures, training, Consolidated Plan Update)
<b>\$243,000</b>	

**DECISION POINT:** Approval of the Community Development Block Grant (CDBG) 2013-2018 Consolidated Plan and the Plan Year 2013 Action Plan estimated in the amount of \$243,000.

**PUBLIC COMMENTS RECEIVED  
CITY OF COEUR D'ALENE CONSOLIDATED PLAN 2012-2018**

**HOUSING**

- The agency/program I work for has been fortunate enough to receive CDBG funding for the past two years in order to provide housing counseling to City residents. I was busier than one person could handle for the majority of the funding period. Talking to dozens of people each week. I believe residents continue to need assistance in this arena, with questions ranging from searching for rentals to dealing with landlord issues to help avoiding foreclosure. It is an important service I would like to see continued. In addition, a large portion of my clients are seeking affordable (subsidized) housing. There is a tremendous need for more housing so I think any efforts put toward that need would be money well spent. Thank you.

**INFRASTRUCTURE**

- Our community is in desperate need of a detox facility or drop off center for SUD clients - as well as safe and sober housing with work programs to get people back on their feet
- Funding for a hold center to reduce hospital and jail time for people in acute crisis on substances. Funds to protect renters/homeowners in short term financial difficulty to prevent homelessness.

**ECONOMIC DEVELOPMENT**

- Low interest loans and other ways to help those who want to start their own businesses (but have little or no capital) to do so.

**EDUCATION**

- As long as education is included

**PUBLIC SERVICE**

- I would like for CDA to have a self-insured or Opt-In dental program available to anyone without dental insurance, or those classified as low income. This could be in addition or an extension to Dirne Community Clinic who is operating above capacity already. Children, families and working poor could be prioritized. Dental Hygienists and dentists could either volunteer or receive a small stipend per diem or number of clients completed. You can't get a quality job without good teeth/health. The need is great and we deal with homeless people everyday who can't get a living wage job.
- To continue to be a desirable place to live, coordination of services for people in major life transitions are key. Empowering through support and education with an eye to accessibility is essential. It may be worthwhile looking at the topic of 'naturally occurring retirement communities' to view how it has worked in other areas for strategic planning for Coeur d'Alene. Thank you.
- The homeless and mentally ill people have little to no voice in the political system; please let's assist them as much as possible.

- More programs for individuals that are seniors and that are disabled.
- I was not able to attend the public forums on this subject. I did take time to fill out the online survey; however, that did not give me the chance to be as specific as I would like to be in my comments.

I want to address the need for Coeur d'Alene to prepare for an aging population. When taking on some very specific activities in the area, cities have found a benefit for their entire citizenry.

I have had the opportunity to review and share some of the Smart Growth materials, especially those related to their aging initiative. I think these initiatives should be a significant component of Coeur d'Alene's plan, considering the growth of the aging population and how popular Coeur d'Alene and Kootenai County have been viewed as a retirement community. Examples of these initiatives include 1) staying active, connected, and engaged; 2) development and housing; 3) transportation and mobility; 4) and staying healthy. More information can be found at [www.epa.gov/agiing/bhc/about.htm](http://www.epa.gov/agiing/bhc/about.htm) and [www.smartgrowthamerica.org](http://www.smartgrowthamerica.org)

One recent conversation I held was with the Governing Board of Coeur d'Alene Homes and how their neighborhood could be developed as a model in the community, then the concept promoted city and countywide.

Both Mike Grabenstein of CDA Homes and I welcome an opportunity to further discuss this concept with the City of Coeur d'Alene and believe inclusion in the 2013-2018 CDBG Plan would add significant value to enhancing the city's infrastructure in terms of citizen appeal. Please keep in touch with me about the plan development and how the Area Agency on Aging can be a partner in advancing Smart Growth and Active Aging forward in Coeur d'Alene. --Pearl Bouchard, Director, Area Agency on Aging of North Idaho

## **GENERAL**

- Please continue to actively pursue funding for all available monies for this and surrounding communities. Thanks
- Consider offering annual competitive grant submissions. Looking 5 years into the future in such a tumultuous period of socioeconomic change may be far more difficult than one could guess. Locking in/ restricting funds today for a future with significant shifts in employment, housing prices or utilities/commodities may prove unwise.
- I am impressed with the quality and effectiveness of the CDBG program fund usage.
- The city should not be accepting federal funds for any of this, but if it is being forced to do so (it should still attempt to refuse) it should use those for useful public interests such as parks/rec building & activities, water/sewer infrastructure improvements, and street/sidewalk repairs.
- The city should send the money back to the Feds. If every town did this it would make way for charity and volunteer organizations to help those truly in need.

OTHER BUSINESS

CITY COUNCIL  
STAFF REPORT

DATE: January 15, 2013

FROM: Mike Gridley, City Attorney, Dave Yadon, Planning Director

SUBJECT: CDA 2020 Visioning Update

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**DECISION POINT:**

Should the City, in partnership with other community stakeholders, hire Steven C. Ames for research, presentations and meetings as the first step towards updating the CDA 2020 program?

**HISTORY:**

Coeur d'Alene completed a community visioning process in 2001 where the community members were asked to share their vision for the Coeur d'Alene area for the next 20 years. In addition, the last update of the Comprehensive Plan was completed in 2007. Given the significant changes in Coeur d'Alene and beyond in the last 12 years and the potential to also use the results in a Comprehensive Plan update, it may be appropriate to revisit and update the community's vision, values and goals. Steven C. Ames has successfully led communities through this type of process, including work with a similar city, Bend, Oregon.

**FINANCIAL ANALYSIS:**

Mr. Ames' Letter of Interest (attached) outlines the initial work that he proposes to do. The cost would be approximately \$6000.00. It is anticipated that the City would contribute \$2,000 of this cost and the rest would be contributed by other community stakeholders.

**PERFORMANCE ANALYSIS:**

The benefits of the visioning process are numerous, primarily because it involves the whole community. Citizens and entities are given a chance to express their visions and goals for the future. This results in a roadmap for making these visions and goals a reality. The process would involve several meetings and focus groups over the next few months.

**QUALITY OF LIFE ANALYSIS:**

As Yogi Berra said, "If you don't know where you are going, you might wind up some place else." Community visioning and planning helps citizens and leaders determine priorities and allocate resources accordingly to achieve the community's goals. The visioning and planning process helps ensure that the community is clear on where it wants to go and how it is going to get there.

**DECISION POINT/RECOMMENDATION:**

The City should hire Steven C. Ames to come to Coeur d'Alene to begin the initial steps of a community visioning process.



### Vision

Coeur d'Alene is a thriving community where a beautiful, natural environment, strong infrastructure, and healthy economy combine to provide citizens a safe and desirable quality of life.

### What Our Community Values

#### Arts and Culture

Our community promotes public art and culture and provides the means to develop such opportunities.

#### Community Spirit

We are proud of our friendly, small town atmosphere, family-oriented values and heritage, and welcome all peoples to our community.

#### Downtown Vitality

We believe a vibrant downtown is vital to a healthy community.

#### Economic Development

A strong and diverse local economy is essential to providing good paying jobs for all of our citizens.

#### Education

The members of our community will ensure that both K-12 and post-secondary education have the resources and programs to provide quality educational opportunities to our children and residents.

#### Environment

We will advocate policies that preserve and improve the present quality of our environment.

#### Government

Citizen involvement in local government is encouraged to resolve issues and provide solutions in an efficient, cost-effective, and non-partisan fashion.

#### Health Care

Excellent health care options to all members of the community will be maintained and expanded, and we will promote access to affordable health care.

#### Infrastructure

Infrastructure will be expanded, improved, and maintained to meet the needs of residents and to support the achievement of other objectives.

#### Lake Coeur d'Alene

Lake Coeur d'Alene is our community's treasure and one of our most important geographical assets. We will ensure that it sustains a balanced mix of public access, development, and commercial uses.

#### Neighborhoods/Housing

Strong neighborhoods are important, as is providing a variety of housing options for citizens at all economic levels.

#### Parks and Green Space

We will preserve and expand our open spaces, green spaces, and parklands.

#### Planning

Careful planning with an emphasis on wise growth enhances the protection of the environment.

#### Public Safety

We support safe communities where law enforcement is a partner, and where resources are made available to address substance abuse and to reduce crime.

#### Recreation

Abundant recreational opportunities and the facilities needed to house them will be provided for citizens of all ages at a reasonable cost.

#### Transportation

Our goal is to develop cooperative efforts to provide transportation choices, including public transportation, so that residents can easily access various public and private destinations as well as neighboring communities.



# Our Community's Vision, Values, and Goals

## The Greater Coeur d'Alene Area

Starting in November 2000, a group of concerned citizens was formed to ask the community to share its vision for the Coeur d'Alene area for the next 20 years. The following represents an overview of what was shared through several community meetings, a series of surveys, and a public open house.

City of Coeur d'Alene  
710 E. Mullan  
Coeur d'Alene, ID 83814

Presorted Standard  
US Postage Paid  
Coeur d'Alene ID 83814  
Permit No. 196

OUR VISION OF CDA IS OF A BEAUTIFUL, SAFE CITY  
THAT PROMOTES A HIGH QUALITY OF LIFE + SOUND  
ECONOMY THROUGH EXCELLENCE IN GOVERNMENT.

## Arts and Culture

**Goal:** To improve and increase the City of Coeur d'Alene's sponsorship of arts and culture.

- Increase and identify existing public art with defining signs. Develop a needs list of areas where art could be viewed and appreciated.
- Encourage the support of the Museum of North Idaho, Cultural Center, and public libraries.
- Encourage the city to coordinate with all arts organizations.
- Promote public art through the city's "percent for Arts" fee.

## Downtown Vitality

**Goal:** Develop a plan to increase Downtown Vitality.

- Increase the number and types of activities held in the evenings and weekends.
- Establish one-night license for vendors to bring food/services in for events.
- Encourage business owners to offer "live entertainment" by assisting with promotion.
- Work with the Lake City Development Corporation (urban renewal), Chamber of Commerce, and downtown businesses to promote downtown and facilitate growth.

## Economic Development

**Goal:** Ensure that Coeur d'Alene has a diversified economy that pays employees at or above the national average.

- Work with the State Legislature to provide incentives such as enterprise zones or tax breaks that are competitive with those offered by neighboring states to businesses that locate or expand here.
- Support Jobs Plus and other efforts to recruit quality businesses.
- Support educational institutions in providing training in technology and other job skills most sought by employers.

## Education

**Goal:** Ensure that our educational partners have the resources to provide life-long learning opportunities to all community members.

- Support the challenging work of educators to provide programs focusing on academic achievement and citizenship.
- Support safe and sound educational facilities and provide resources for extracurricular programs.
- Improve interaction between business, government, and educators so that educational goals are in line with employment requirements, and to promote better school-to-job transitioning for young people.
- Create more, easily accessed opportunities for post-secondary education, including continuing education, masters, and doctoral degree programs.

## Health Care

**Goal:** Provide access to quality health care options for all community members.

- Work with employers to increase the number of insured residents of the community.
- Explore transportation options to care facilities, especially for the elderly.
- Improve access to dental care for Medicaid patients and the working poor.
- Maintain the funding stream for community health clinics.

## Infrastructure

**Goal:** Develop a plan that recognizes the needs of residents in the analysis and implementation of infrastructure improvements and growth.

- Utilize existing agencies' systems to analyze infrastructure needs.
- Solicit community input in long-term infrastructure planning to maintain or improve our area residents' quality of life.
- Encourage long-term planning that improves infrastructure efficiencies through cooperative governmental teamwork.

## Lake Coeur d'Alene

**Goal:** Preserve the natural beauty that is Lake Coeur d'Alene, while improving public access and the overall quality of this community asset.

- Promote high standards for water quality.
- Reduce boating congestion and raise awareness of boater safety.
- Preserve fish and wildlife habitats.
- Improve the coordination of regulatory activities that relate to public and commercial use of the waterfront.

## Neighborhoods

**Goal:** Vibrant neighborhoods where people are united to form a strong sense of community.

- Ensure safe and secure neighborhoods where all residents are able to enjoy a peaceful quality of life.
- Pursue revitalization, renovation, and stabilization of all neighborhoods including historical areas of the city.



*(Note: Items suggested after the "goal" in each category are not in any order of priority.)*

## Planning

**Goal:** Coordinate community efforts to create a systematic plan that encourages the vital and unique nature of Coeur d'Alene.

- Establish public policy recognizing the downtown area of Coeur d'Alene as the cultural center of the community.
- Maintain open spaces and quality of life by incorporating careful community design and development.
- Promote alternative transportation options in the planning and development process.

## Public Safety

**Goal:** Create a community-oriented public safety force with ample resources to address population growth.

- Continue to increase law enforcement visibility in schools and neighborhoods to promote community relations, to increase drug resistance education, and to reduce crime.
- Continue to improve fire and EMS response times to all parts of the community.

## Recreation

**Goal:** Develop and maintain year-round, affordable, and accessible recreational opportunities for all citizens.

- Expand and enhance recreational activities and programs for youth.
- Develop a recreation facility to provide affordable, year-round programs and services for youth, families, and citizens of all ages.
- Build and maintain a public pool for recreational, instructional, and competitive swimming.
- Plan, promote, and encourage the enjoyment of area outdoor recreational opportunities.
- Maintain and broaden community partnerships to share resources and maximize recreation services and offerings.



## Transportation

**Goal:** Provide convenient and accessible, efficient, affordable, and environmentally responsible transportation options for all citizens of the Coeur d'Alene community.

- Develop a process for public interaction in transportation decision-making.
- Establish a regional public transit plan that addresses the inter-city and intra-city needs of the community.
- Emphasize bicycle and pedestrian needs and opportunities in the development of our transportation system.
- Develop an improvement plan for our streets and highways that complements future land use plans.

## Steering Committee

Sandi Bloem, Chair  
Jim Headley, Vice Chair  
Jonathan Coe  
Steve Judy  
Susie Snedaker  
Don Soltman  
Sue Thilo

## Advisory Group

Paul Anderson	Rolly Jurgens
Steve Anthony	Rodger Lewerenz
Lori Barnes	Ladd Livingston
Dale Baunc	Pam MacDonald
Ron Benne	Barbara McFarland
E.V. "Bill" Boughton	John McHugh
John Bruning	Doug McQueen
Anneke Connaway	Tom Messina
Jeff Connaway	Stan Moore
Chris Copstead	Tom Moore
Theresa Colwes	Joe Morris
Dennis Curtis	Ralph Nelson, Jr.
Dorothy Dahlgren	Bob Nonini
Tom Evans, II	Vern Newby
Amy Ferguson	William T. Panos
Craig Foss	Mike Porcelli
Sid Fredrickson	Rebecca Priano
Deanna Goodlander	Wanda Quinn
Molly Habenicht	Dixie Reid
Wendy Hague	David Reseska
Bob Hallock	Carole Richardson
Kelly Hanson	David K. Robinson, Jr. "Rob"
Laurie Hassell	Donna Runge
Judy House	John H. Sahlín
Stan Huffaker	Kim Stearns
Michael Hunt	Reese Sterett
Jon Ingalls	Nancy Stricklin
Elaine Jenks	Troy Tymesen
Melissa Jessen	Dave Yadon
Jeff Jones	John Young

## Project Coordinator

Victoria C. Bruno



## **WHAT IS VISIONING?**

In the simplest terms, visioning is a planning process through which a community creates a shared vision for its future and begins to make it a reality.

### **Five key characteristics:**

- *Understanding the whole community.*
- *Reflecting core community values.*
- *Addressing emerging trends and issues.*
- *Envisioning a preferred future.*
- *Promoting local action.*

Courtesy of Steven C. Ames

## **BENEFITS OF VISIONING**

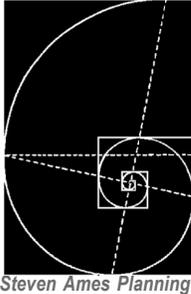
Visioning:

- brings community members together in a uniquely different context to consider their common future;
- encourages the community to explore new ideas and possibilities;
- creates a shared sense of direction and a framework for future community decisions; and
- produces a process that results in concrete goals and strategies for action

## **OTHER BENEFITS FROM THE VISIONING PROCESS**

- enriching public involvement by expanding the terms and scope of civic engagement;
- fostering new leadership in citizens who have not been previously active in public life;
- promoting active partnerships among government, business, civic, and nonprofit organizations; and
- strengthening community cohesion and “social capital.”

In other words, engaging in the *process* of visioning can be as rewarding as its *products*.



December 12, 2012

Mr. Mike Gridley, City Attorney  
City of Coeur d'Alene  
710 E. Mullan Avenue  
Coeur d'Alene, Idaho 83814

Dear Mike:

Thanks again to you and Wendy Gabriel for a stimulating conversation yesterday. I'm pleased to hear about your positive impressions of Bend – especially Bend 2030 and the Accelerate Bend process. Even more so, I'm excited to hear of your interest in a possible visioning process for the city of Coeur d'Alene.

Based on our discussion and my experience with cities not dissimilar to Coeur d'Alene and some of the issues it faces, I think a robust, participatory visioning process that closely matches the city's goals and resources is quite doable. I would enjoy helping you develop and implement such a process. Just so you know, I also have access to skilled professional support and technical assistance as required.

As mentioned, a site visit to the city early in the new year would be a great way to advance this conversation, informing and educating key stakeholders and the community-at-large, as well as meeting with key City staff and collaborators to lay out a framework and guiding principles for such a process. From there, depending on how you would like to proceed, I could develop a proposed process design, workplan and timeline, etc.

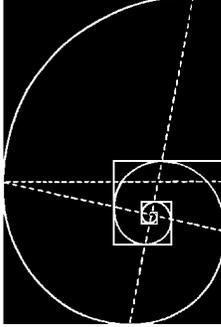
In terms of the visit I would suggest two days on site, including meetings with key elected officials, stakeholder groups and City staff, as well as a possible public lecture. (It would also be good to do a tour of the city and its key features.) As a rule of thumb, on-site visits usually require an equal amount of time in preparation (i.e., calls and correspondence, development of presentations, events agendas and materials, as well as a short follow-up memorandum with conclusions and recommendations for next steps). So we would be talking about four days.

At a daily public rate of \$1,400, total fees would amount to \$5,600, plus travel and lodging. (I would likely fly into Spokane, so car rental may be required.) Just so you know, I do not bill public clients for travel time or per diem expenses. In keeping with an early January window, I would suggest sometime during the week of January 7<sup>th</sup> or 14<sup>th</sup>. I know that this has to fit the City's calendar, and possible lead time, so am very open to your suggestions.

I hope this information is sufficient to get you started and am ready to discuss any and all details with you as to how to proceed. I look forward to hearing your thoughts on next steps!

Sincerely,

Steven Ames  
Principal



## PROFESSIONAL BIOGRAPHY

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**STEVEN C. AMES**

***Principal, Steven Ames Planning***

***Principal, NXT Consulting Group LLC***

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Steven C. Ames, Principal

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scames@aol.com

scames@nxtconsulting.com

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**JANUARY 2013**

## PROFESSIONAL BIOGRAPHY

**STEVEN AMES** is a consulting long-range planner and principal of **Steven Ames Planning**, a private consultancy based in Bend, Oregon, providing long-range and strategic planning services for public sector clients. He is also one of the principals of **NXT Consulting Group LLC** based in Portland, Oregon.

Much of Steven's work focuses on the development of long-range and strategic plans for public agencies and institutions. In this capacity, he has advised local and regional governments, community-based and nonprofit organizations, state, provincial and federal government agencies, institutions of higher education, and health advocacy and aging care organizations.

Described as an "architect of public process," Steven is widely recognized for his work in community planning, visioning, and civic engagement. He is the author of the American Planning Association's (APA) award-winning handbook, **A Guide to Community Visioning**, and innovator of its *Oregon Model* of visioning. He has advised two generations of visioning projects for the City of Portland (**Portland Future Focus**, **VisionPDX**), as well as the visioning efforts of numerous Oregon cities. He has also advised other cities across the U.S. and overseas.

In recent years, Steven has consulted on visioning projects for Central Oregon (**Bend 2030**), Big Island of Hawaii (**Envision Downtown Hilo 2025**), Columbia River Gorge (**Columbia Gorge Future Forum**), and greater Corpus Christi, Texas (**BoldFuture for the Coastal Bend**).

Outside the U.S., Steven has advised local, regional, state and provincial governments in Canada, Australia and New Zealand, including Alberta, Canada (**Alberta 2020**), greater Christchurch, New Zealand (**Future Path Canterbury**), and the cities of Brisbane (**CityShape**) and Canberra (**Canberra Spatial Plan**) in Australia. More recently he has advised the **Bold Future** long-range planning process of Gold Coast City in Queensland, Australia's iconic "Sea Change" city, and the **Committee for Perth**, an independent urban think tank focused on the future of metropolitan Perth, Western Australia.

Among Steven's award-winning American clients are: **Columbia Gorge Future Forum** (Columbia River Gorge Commission), winner of Oregon APA Professional Achievement in Planning Award (2009); **Hillsboro 2020** (City of Hillsboro, Oregon), winner of the Project of the Year from the International Association for Public Participation (2002); and **Vision PDX** (City of Portland, Oregon), winner of the national APA's Public Outreach Award (2009).

Steven speaks frequently on planning for the future and the relationship between civic vision, community engagement, urban redevelopment and sustainability. He has taught master classes on community visioning, and is a contributor to publications in the U.S., Europe and Australasia, including APA's **PAS Memo** and its reference work **Planning and Urban Design Standards**, J. Wiley & Sons (2006).

Steven is active in the international planning community, including the American Planning Association (APA), Planning Institute of Australia (PIA) and New Zealand Planning Institute (NZPI). In 2009, he addressed the PIA's National Planning Congress in Darwin, Australia. He is a recipient of the Oregon APA's **Award for Distinguished Leadership by a Professional Planner** (2003).

In 2011, Steven was named the first Craig Byrne Fellow of the **Orton Family Foundation**, a private nonprofit foundation dedicated to helping small towns and rural communities enrich and protect their sense of place. His research resulted in the Foundation's new report, **Stewarding the Future of Our Communities: Case Studies in Community Engagement and Planning in America's Small Cities and Towns**, published in 2012.

In his hometown of Bend, Oregon, Steven is *pro bono* advisor to the nonprofit **Bend 2030** Board. He conceived and managed Bend 2030's **Living City Design Project**, developed by an all-volunteer team of planners, architects and students, and entered in the 2011 **International Living Cities Design Competition** sponsored by the International Living Future Institute (ILFI). This project developed a series of visualizations and metrics for Bend's central city if it were redeveloped according to ILFI's Living Building Challenge. This project recently was awarded the **2012 Sustainability Award for Vision** by the Central Oregon Environmental Center. Steven also is currently working with an ad hoc community group to develop an EcoDistrict project for Bend.

Steven holds an A.B. degree in political science from **Drew University**, College of Liberal Arts, Madison, New Jersey, and an M.S. degree in natural resources from the **University of Michigan**, School of Natural Resources, Ann Arbor, where he studied environmental advocacy and long-range planning. He has also studied with faculty of the **London School of Economics**.



Bend Living City Design Project, Sustainability Award, 2012 (left). Public lecture, Queensland, Australia, 2007 (right).

## CONSULTING PROJECTS

### Selected Community and Regional Visioning Projects (1996-2012) – Steven Ames Planning

- **Accelerate Bend**, community re-visioning process, Bend 2030 Board, Bend, OR, 2011-12 (*pro bono*)
- **Perth@3.5M**, regional visioning workshops, Committee for Perth, Perth, Western Australia, 2011-12
- **2029 and Beyond**, city-regional visioning process, City of Greater Geraldton, Western Australia, 2009-12
- **Bold Future**, regional visioning process, Gold Coast City Council, QLD Australia, 2008-10, 2012
- **BoldFuture for the Coastal Bend**, city/regional visioning process, City of Corpus Christi, TX, 2008-10
- **Our Vision Ahead**, City of South Perth, Western Australia, 2008-09
- **Columbia Gorge Future Forum**, regional visioning process, Columbia River Gorge Commission. 2007-08
- **Toowoomba 2050**, city visioning process, Toowoomba City Council, Queensland, Australia 2007-08
- **Tualatin Tomorrow**, city visioning process, City of Tualatin, OR, 2006-07 (with Zenn Associates)
- **VisionPDX**, community visioning process, City of Portland, OR, 2005-07
- **Bend 2030**, community visioning process, City of Bend, OR, 2005-07
- **Vision Madera 2025**, city visioning process, City of Madera, CA, 2005-06 (with Zenn Associates)
- **EnVision Downtown Hilo 2025**, downtown visioning process, Hawaii County, HA, 2004-07
- **Gosford Vision 2025**, Gosford City Council, New South Wales, Australia 2004-05.
- **Maroochy 2025**, Maroochy Shire Council, Queensland, Australia, 2003-05.
- **Hillsboro 2020**, community visioning process, City of Hillsboro, OR, 1998-2005
- **Willamette Valley Livability Forum**, regional visioning process, Office of the Governor, 1997-2000
- **Flagstaff 2020**, community visioning process, City of Flagstaff, AZ and partner organizations, 1996-97



Columbia Gorge Future Forum, VisionPDX (Portland) and Hillsboro 2020 have won state, national and international awards, respectively.

## PROFESSIONAL COMMENDATIONS

"Steven Ames has been an invaluable member of the *Hillsboro 2020* project team. His extensive knowledge and experience of visioning projects across the continent has contributed tremendously as our community developed and began implementing the *Hillsboro 2020* Vision and Action Plan. Steven's excellent skills as a facilitator and consensus builder have been very helpful throughout the strategic planning and implementation phases."

**Mr. Erik Jensen, Director**  
*Administration Department  
City of Hillsboro  
Hillsboro, Oregon*

"The *Bend 2030* visioning project was historic in its public participation and robustness. We were blessed to have Steven Ames as our guide, mentor, and friend. As the architect of the Bend process, he melded his knowledge of effective visioning practices with the local political and cultural realities to create an engaging and effective series of events and activities that has resulted in a profound plan for our future."

**Ms. Linda S. Johnson, former Bend City Councilor**  
*Chair, Bend 2030 Project Management Team  
Bend, Oregon*

"Steven Ames brings a credibility to the visioning process that sets the stage for the serious work of imagining a world of the future. The Columbia Gorge Future Forum has been a huge success and has generated...frequent and thoughtful communication across borders and geography to create a regional approach for the future. We are indebted to Steven for his large part in this. Steven's work with multiple communities, tribes, ethnic groups and visitors to the region elicited an umbrella of overarching visions while recognizing and respecting the varying viewpoints of individuals."

**Ms. Jill Arens, Executive Director**  
*Columbia River Gorge Commission  
White Salmon, Washington*

"EnVision Downtown Hilo 2025 was one of the most exciting and challenging projects I have worked on. Steven Ames took us by the hand, focused our energies, and led us down a clear path to create our a community-based vision and "living" action plan for Downtown Hilo on the Big Island of Hawaii. Many of us who were involved in the visioning process were transformed, both individually and collectively. Our view of community planning and how we work together to preserve, create and achieve the kind of communities that we love and value has changed dramatically."

**Ms. Susan K. Suzuki Gagorik**  
*Long Range Planning Division  
County of Hawai'i  
Hilo, Hawai'i*

**CITY OF COEUR D'ALENE  
KOOTENAI COUNTY, IDAHO**

**COUNCIL BILL NO. 13-1002  
ORDINANCE NO. \_\_\_\_**

An Ordinance creating Local Improvement District No. 151 for the City of Coeur d'Alene, Kootenai County, Idaho; describing and setting forth the boundaries of said local improvement district; providing for the improvements to be made therein; authorizing the advertising for bids for said work as provided by law; providing for the payment of costs and expenses of said improvements to be assessed against the property within the district benefited thereby and the method of assessment; providing for the issuance of local improvement district bonds and/or warrants; providing for the publication of a summary of this ordinance; and providing for other matters properly relating thereto

**BE IT ORDAINED BY THE MEMBERS OF THE COUNCIL OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, as follows:**

WHEREAS, the City of Coeur d'Alene, Kootenai County, Idaho (the "City"), is a body politic and corporate created and existing under and pursuant to the provisions of the Constitution and laws of the State of Idaho, and as such is authorized and empowered to create local improvement districts and to construct improvements pursuant to chapter 17, Title 50, Idaho Code (the "LID Code");

WHEREAS, the City desires to finance certain costs of the design and construction of improvements to Front Avenue situate in the City, as hereinafter described (collectively, the "Improvements");

WHEREAS, pursuant to the LID Code, the City is authorized and empowered to create local improvement districts for the purpose of acquiring, constructing, and installing improvements and appurtenances, together with engineering, legal, accounting, costs of bond issuance, and other costs incidental thereto as authorized by law, and to finance said improvements by the issuance and sale of local improvement district bonds or warrants, which bonds or warrants are payable solely from assessments upon the property benefited by said improvements;

WHEREAS, the members of the Council of the City (the "Council") by Resolution No. 12-051, adopted on December 4, 2012, initiated the process of formation of a local improvement district for the purpose of financing the Improvements;

WHEREAS, the Council, by Resolution No. 12-054, adopted on December 18, 2012, declared its intention to form a local improvement district to be designated "Local Improvement District No. 151 for City of Coeur d'Alene" ("LID No. 151"); described the boundaries of proposed LID No. 151, the property to be assessed, and the improvements to be constructed therein; set forth the total estimated cost and the method of assessment on the benefited property; and fixed the time and date for a public hearing regarding the creation of the proposed LID No. 151;

WHEREAS, after proper publication and mailing of notice to the property owners of the Council's intention to create proposed LID No. 151, a public hearing was held by the Council on January 2, 2013, at which hearing the residents and owners of property within the proposed LID No. 151 had the opportunity to appear and to present their written protest or support of the formation of the proposed LID No. 151; and

WHEREAS, the Council has considered all of the information before it and determined that it is in the best interest of the residents and owners of the property affected and the City to form proposed LID No. 151; that there is a reasonable probability that the obligations of proposed LID No. 151, will be paid, and the value of the property within the proposed LID No. 151, inclusive of the proposed Improvements, is sufficient to bear the obligations of proposed LID No. 151.

**NOW, THEREFORE, BE IT FURTHER RESOLVED AND ORDAINED BY THE MEMBERS OF THE COUNCIL OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, as follows:**

**Section 1.** Pursuant to the LID Code, specifically, Section 50-1710, Idaho Code, the Council hereby finds and declares:

A. The formation of LID No. 151 is in the best interest of the property affected and the City.

B. There is a reasonable probability that the obligations of LID No. 151 will be paid.

C. The value of the property subject to assessment within LID No. 151, including the proposed Improvements, is sufficient to provide for the repayment of the obligations of proposed LID No. 151, and exceeds the sum of the estimated costs to be assessed against the property.

D. A public hearing to consider all protests to the formation of LID No. 151 was held on January 2, 2013, and the Council has reviewed all testimony at the hearing and all written protests presented to the City.

**Section 2.** There is hereby created and established a local improvement district within the City designated "Local Improvement District No. 151 for City of Coeur d'Alene, Kootenai County, Idaho," the boundaries of which LID No. 151 are set forth in Exhibit A, which is annexed hereto and by reference made a part of this Ordinance.

**Section 3.** The City hereby authorizes and orders the following Improvements to be purchased, acquired and/or constructed within LID No. 151:

A. The design and construction of street and streetscape improvements including paving, curb, sidewalk, trees, landscaping, lighting, irrigation and power systems, street furniture, erosion and site control, and other related infrastructure.

B. Costs of construction will include, but are not limited to, engineering, legal, accounting, costs of bond issuance, costs of interim financing, costs of financial advice, the funding of a guarantee fund or reserve account to secure payment of the financing, and other costs incidental thereto. All work will be performed and all materials supplied after the advertisement for bids therefor by giving notice calling for sealed bids for the construction of work in accordance with chapter 28, Title 67, Idaho Code.

**Section 4.** Costs and expenses of the Improvements as herein provided shall include the contract price of the Improvements, costs of engineering and clerical services, printing and advertising costs, costs of surveying and inspection, costs of collecting assessments, interest on any warrants and/or bonds issued to temporarily pay for the Improvements, costs of funding of a guarantee fund or reserve account, and for legal services for preparing the proceedings and in advising in regard thereto, costs of acquiring land, if applicable, and an amount for contingencies considered necessary by the Council.

**Section 5.** The total estimated cost of the Improvements is \$2,900,000, \_\_\_% of which shall be borne by and assessed against the properties specially benefited by such Improvements, based upon a benefits derived method of assessment as set forth in Section 50-1707, Idaho Code. Benefits derived assessments shall be allocated based on total linear feet fronting the Improvements and shall not exceed \$\_\_\_\_\_ per linear foot. The other proposed source of funds will be approximately \_\_\_% from the general funds of the City. Upon final confirmation of the assessment roll under Idaho Code Section 50-1715, the City anticipates it will permit unpaid assessments to be payable in installments.

**Section 6.** For the purpose of making payments for the Improvements as the same are installed, prior to the issuance or sale of bonds, the City may issue warrants against the LID No. 151 special assessments, payable to the contractor or other persons upon the estimate of the engineer for the City, bearing interest at not in excess of allowable limitations as determined by the Council, which warrants, together with interest thereon to the date of the issuance of the bonds, if issued, shall be redeemed and retired by the proceeds of special assessments paid in full and proceeds of the sale of said bonds. To provide for the payment of the final costs of the Improvements after prepayment of assessments, the City shall issue bonds as provided in the LID Code, specifically, Section 50-1722, Idaho Code, payable from assessments levied against the property within LID No. 151, which bonds shall be payable annually and bear interest at such rate as is determined by the Council, but in no event shall such rate of interest be greater than the rate of interest borne by the unpaid assessments.

**Section 7.** All matters and things done and performed in regard to the creation of said LID No. 151, and each and all of the provisions thereof in regard to all of said matters

concerning the creation of LID No. 151 and the acquisition and construction of the Improvements and payment thereof, are hereby expressly incorporated as part of this Ordinance.

**Section 8.** This Ordinance shall take effect and be in full force from and after its passage, approval, and publication of a summary hereof one time in the official newspaper of the City. A summary of this Ordinance substantially in the form attached as Exhibit B hereto and incorporated herein by this reference will be published after revised, as applicable, to accurately reflect the provisions of this Ordinance as adopted by the Council.

PASSED at a regular meeting of the members of the Council of the City of Coeur d'Alene, Kootenai County, Idaho, held on the 15th day of January, 2013.

CITY OF COEUR D'ALENE,  
KOOTENAI COUNTY, IDAHO

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Sandi Bloem, Mayor

ATTEST:

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Renata McLeod, City Clerk

I, the undersigned, City Clerk of the City of Coeur d'Alene, Kootenai County, Idaho, hereby certify that the foregoing Ordinance No. \_\_\_\_ is a full, true, and correct copy of an Ordinance duly adopted at a regular meeting of the Council of the City, duly and regularly held at the regular meeting place thereof on January 15, 2013, of which meeting all members of said Council of the City had due notice and at which a majority thereof were present; and that at said meeting said Ordinance was adopted by the following vote:

Members voting Yes:

Members voting No:

Members abstaining:

Members absent:

I further certify that I have carefully compared the same with the original Ordinance No. \_\_\_\_ on file and of record in my office; that said Ordinance is a full, true, and correct copy of the original Ordinance adopted at said meeting; and that said Ordinance has not been amended, modified, or rescinded since the date of its adoption, and is now in full force and effect.

I have set my hand on January \_\_\_\_, 2013.

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City Clerk

**EXHIBIT A**  
**BOUNDARIES OF LID NO. 151**

Lot 7, 8, 9, 10, 11 and 12, Block P of the plat of Coeur d'Alene and King's Addition as recorded in Book C of Deeds, page 144, records of Kootenai County, Idaho;

Lot 7, 8, 9, 10, 11 and 12, Block Q of the plat of Coeur d'Alene and King's Addition as recorded in Book C of Deeds, page 144, records of Kootenai County, Idaho;

Lot 7, 8, 9, 10, 11 and 12, Block R of the plat of Coeur d'Alene and King's Addition as recorded in Book C of Deeds, page 144, records of Kootenai County, Idaho;

All condominium Units within Parkside Condominium as recorded in Book K of Plats, Page 167 through 167I, records of Kootenai County, Idaho.

TOGETHER WITH the following tax number descriptions:

Tax No. 1237

All of the East 250 feet of Block W., Coeur d'Alene and King's Addition to Coeur d'Alene, except easements and the East 65 feet S. of pilings belonging to the Northern Pacific Railway and the West 94 feet SW of Union dock belonging to the Idaho Western Railway Company.

(N.P. Deed, Bk. 34, Pg. 174)

Tax No. 5135            Book 183, Page 3

(Block W, CDA & Kings) That portion of land acquired by the City of Coeur d'Alene from the Northern Pacific Railroad Company by deed dated May 26, 1958, recorded in Book 173 of Deeds at Page 423, lying West of the line 30 feet West and parallel to the West line of Third Street extended Southerly and lying South of the South line of Front Avenue, excepting and not including any portion of said land so acquired from the Northern Pacific Railroad Company South of a line 110 feet South of and parallel to the South line of Front Avenue.

Tax No. 6141            Book 203, Page 179

Beginning at the Southeast Corner of Block U, Town of Coeur d'Alene and King's Addition thereto, Kootenai County, Idaho, as now recognized; thence North along the East line of said Block U, 110.0 feet to a point on the South Alley line as established by Suit Number 2700; thence West parallel with the North line of said Block U and along the South Alley line, 242.05 feet to a point 60 feet East of the West line of said Block U extended South; thence South parallel with the East line of said Block U, 22 feet more or less to a point on the South line of said Block U; thence Southeasterly along said Southerly line of Block U, 158 feet more or less to a point 230 feet distant from, at right angles, the North line of said Block U; thence East along said South line of Block U, 111 feet more or less to the point of the beginning.

Tax No. 6632                      Description furnished by Owner

A tract of land, being a portion of Block "W" of Coeur d'Alene and Kings Addition to Coeur d'Alene and of Government Lot 9, Section 13, Township 50 North, Range 4 West, B.M., Kootenai County, Idaho, described as follows:

Beginning at a point 156 feet Westerly from the extended West line of Third Street, measured at right angles to said West line, and on the Southwest side of the Old Union Dock (not in existence), said point being the most Easterly corner of that certain tract conveyed in Book of Deeds 195, page 186, thence N. 41°02' West along the Southwest side of the Old Union Dock 99.85 feet to a point on the South line of the present Front Street: thence N. 57°52' West along the South line of said Front Street, 41.8 feet; thence S. 1°00' West along a line parallel with and 17.3 feet distant from the East wall of Northshore Lodge, 255.3 feet; thence S. 89°00' East along a line parallel with and 5.0 feet distant from the South wall of the Convention building, 86.7 ft. to a point on the face of the existing sea wall; thence along the face of said sea wall N. 53°58' East, 18.25 feet: thence N. 1°31' E., 148.54 ft. to the point of beginning.

Tax No. 7957                      Book 248, Page 411 - 7/12/71

A tract of land in Government Lot 9, Section 13, Township 50 North, Range 4 West, B.M., Kootenai County, Idaho, being a portion of Reserve Block of Coeur d'Alene and Kings Addition to Coeur d'Alene, and described as follows: Beginning at the Southeast corner, or Corner No. 1, of the Fort Sherman Military Reservation (abandoned, thence South 0°21' West along the extended East line of said Reservation 77.0 feet to a point on the South line of Sherman Avenue, said point being the Northwest corner of the Templin Cafe property, thence South 71°05' East along the South line of Sherman Avenue 52.75 feet to a point being the Northeast corner of said Templin Cafe property and also the Northwest corner of the City of Coeur d'Alene's Dock Street, thence South 89°39' East, 40.0 feet to the Northeast corner of City property, thence South 0°21' West along the East line of said City property and also parallel to and 90.0 feet distant from said East Reservation line 19.51 feet to a point on the South line of Sherman Avenue, thence along the South line of Sherman Avenue South 78°09' East, 59.45 feet, thence continuing along the South line of Sherman Avenue South 81°19' East, 16.35 feet to the true point of beginning for this description, being a point which is Northeasterly 15.0 feet, measured at right angles, from the centerline of the tracks of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, thence continuing along the South line of Sherman Avenue South 83°31' East, 33.67 feet, thence continuing along the South line of Sherman Avenue South 86°08' East, 23.21 feet to the South line of the right of way of the Great Northern Railway, thence along said right of way line as follows: South 63°33' East, 42.25 feet, thence South 61°05' East, 50.0 feet, thence South 58°10' East, 50.0 feet, thence South 55°15' East 84.0 feet to a point which is Northeasterly 15.0 feet, measured at right angles, from the centerline of the tracks of the said Chicago, Milwaukee, St. Paul and Pacific Railroad Company, thence Northwesterly, along a line parallel to and 15.0 feet distant from, measured at right angles, the centerline of said tracks, to the true point of beginning, chord distances and bearings from the aforesaid point being as follows: North 66°26' West, 120.26 feet, thence North 63°38' West, 95.25 feet, thence North 59°07' West, 63.10 feet to the true point of beginning.

Tax No. 8008

From First Fed. Sav. & Loan - 1971

A tract of land being portions of Block W and the Reserve Block of Coeur d'Alene and King's Addition to Coeur d'Alene, and lying in Government Lot 9, Section 13, Township 50 North, Range 4 West B.M., Kootenai County, State of Idaho and including the riparian lands and rights adjacent thereto, described as beginning at the Southeast corner of Corner No. 1 of the Fort Sherman Military Reservation (Abandoned), thence S. 0°21' W. along the extended East line of said Reservation, 77.0 feet to a point on the South line of Sherman Avenue and being the Northwest corner of the Templin Cafe property, thence S. 71°05' E. along the South line of Sherman Avenue, 52.75 feet to a point being the Northeast corner of the Templin Cafe property, and also the Northwest corner of the City of Coeur d'Alene's Dock Street, thence S. 89° 39' E. 40.0 feet to the Northeast corner of said City property, thence S. 0°21' W. along the East line of said City property and also running parallel to and 90.0 feet distant from said East Reservation line, 35.97 feet to a point of intersection with a line parallel to and 25 feet Southerly from the center line of the track of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, said point of intersection being the True Point of Beginning for this description, thence S. 0°21' W. along said East line of City property, 177.03 feet, thence S. 89°39' E. along the North line of said City property, 87.0 feet to a corner of said City property, thence S. 0°21' W. along the East line and extended East line of said City property, 73.40 feet to a point in Lake Coeur d'Alene, thence continuing along Lake Coeur d'Alene, S. 68°34' E. 71.6 feet, thence S. 25°36' E. 14.0 feet, thence S. 0°36' E. 255.0 feet, thence S. 23° 36' E. 147.3 feet, thence S. 62.°31 E. 120.7 feet; thence S. 89°26' E. 132.5 feet, thence N. 1°51' E. 199.35 feet to a corner of an existing concrete sea wall, thence along said sea wall N. 85°46' E. 39.3 feet, thence along said sea Wall N. 53°58' E. 27.60 feet, thence leaving Lake Coeur d'Alene N. 89°00' W. along a line parallel with and 5.0 feet distance from the South wall of the Convention building, 86.7 feet, thence N. 1°00' E. along a line parallel with and 17.3 feet distant from the East wall of Northshore Lodge, 255.3 feet to a point on the South line of present Front Street, thence N. 57°52' W. along the South line of Front Street, 115.98 feet to a point on the extended West line of Second Street, thence N. 1° E. along the West line of extended Second Street, 25.24 feet to a point of intersection with a line parallel to and 25 feet Southerly from the center line of the track of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, thence along said 25 foot line N. 66°26' W. 163.39 feet, thence along said 25 foot line N. 63°38' W. 99.45 feet, thence along said 25 foot line N. 59° W. 126.48 feet to the True Point of Beginning for this description.

Tax #11671

2/14/80 - B-304-770 Quitclaim Deed

A part of Government Lot 9, Section 13, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows: Beginning at a point that is the intersection of the East right of way line of First Street with a line that is 10 feet South and parallel to the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence southeasterly along said parallel line, the tangents and chord calls as follows: South 59°00' East, 134.75 feet; South 63°06'45" East, 96.74 feet; South 66°26' East, 158.96 feet to the West right of way line of Second Street and the East property line of the Western Frontiers, Inc. property extended; thence South 1°00' West along said extended line, 15.22 feet; thence northwesterly along a line that is 25 feet South and parallel to the centerline of said Railroad, the tangents and chord calls as follows: North 66°26' West 163.39 feet; North 63°38' West, 99.45 feet; North 59°00' West, 126.48 feet to the East right of way line of First Street; thence North 0°21' East,

17.42 feet to the Point of Beginning, CONTAINING approximately 5,769 square feet or 0.13 acre.

Tax #11899                      Quitclaim Deed B-305/899 4/25/80

A part of Government Lot 9, Section 13, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows: Beginning at a point that is the intersection of the South Right-of-Way line of Sherman Avenue with a line that is 10 feet North and parallel to the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence, Southeasterly along said parallel line, the tangents, and chord calls as follows: South 59°00' East, 75.10 feet; thence South 63°07'26" East, 94.16 feet; thence South 66°23' East, 150.69 feet to the West Right-of-Way Line of Second Street and the East Property Line of the Western Frontiers, Inc. property extended; thence North 1°00' East along said Extended West Line of Second Street, 0.34 feet; thence North 55°15' West, 24.28 feet to a point that is 15 feet from the centerline of said Railroad; thence Northwesterly along a line that is 15 feet North and parallel to the centerline of said Railroad, the tangents and chord calls as follows: North 66°23' West, 126.73 feet; thence North 63°07'37" West, 93.52 feet; thence North 59°00' West, 63.76 feet to the South right-of-Way Line of Sherman Avenue; thence North 82°48' West along said South Right-of-Way Line, 12.39 feet to the place of Beginning, CONTAINING approximately 1,488 square feet.

Tax #11900                      Quitclaim Deed B-305/899 - 4/25/80

A part of Government Lot 9, Section 13, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows: Beginning at a point that is on the West Right-of-Way Line of Second Street and 10 feet South, measured at right angles from the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South 1°00' West, 15.22 feet; thence South 66°23' East parallel to and 25 feet measured at right angles, from said centerline, 33 feet, more or less, to the Present Right-of-Way Line of Front Street; thence along a curve to the right and along said Present Right-of-Way Line of Front Street to a point that is 10 feet South, measured at right angles, from the said centerline, of the Railroad; thence North 66°23' West, parallel to and 10 feet from said centerline 13 feet, more or less, to the Point of Beginning, CONTAINING approximately 309 square feet.

Tax No. 13074                      Book 329, page 221 QC deed 3-23-84

A portion of CDA & KINGS ADD. in Sec. 13, Twp. 50N, R 4 WBM Kootenai County, ID described as follows: BEGINNING at the SE corner of Tax No. 11,900 (Book 305, Page 899); thence N 66°24'32" West, 33 feet, more or less, along the southerly line of said Tax No. 11,900 to the SW corner thereof, being also a point on the west right of way line of Second St. extended and the east line of Tax No. 8008 described in Book 58, page 145; thence S 1°00' W, 25.24 feet along said east line; thence S 57°52' E, 157.78 feet along a north line of said Tax No. 8008 and Tax No. 6632; thence N 41°02' W, 38.8 feet along the southerly line of what was the Old Union dock; thence N 01°00' E, 21.8 feet, parallel with and 101.8 feet distance from, measured at right angles to, the west line of Second St. to the southerly line of vacated Sand St. being a point on the southwesterly line of that property (Red Collar Line, Inc. and Gardner Supply to City of CDA) described in Book 183 of Deeds, Page 14; thence northwesterly 89.8 feet, more or less,

along said southerly line of vacated Sand Street to its intersection with the SE corner of Tax No. 11,900 and the true point of beginning, containing 3,617 sq.ft. more or less.

Tax No. 14322            PAGE 1 OF 1, INSTRUMENT REFERENCE ORDINANCE  
RECORDATION INFO: INSTR. NO. 1151885  
DATE - 6-19-89

A part of 'Block U and Sand Street in COEUR d'ALENE AND KING'S ADDITION, according to the plat on file in Book A of Deeds at page 346 in the office of the Recorder of Kootenai County, Idaho; situated in Government Lot 9, Section 13, Township 50 North, Range 4 West, B.M.; more particularly described as follows: COMMENCING at corner No. 1 of the Fort Sherman Military Reservation (abandoned), from which the Southeast corner of Tract 43, Lot 49 on the East boundary of the Fort Sherman Military Reservation, according to the 1966 BLM Plat of the Dependent Resurvey and Survey of Irregular Tracts, bears North 0°27'00" East, 11.90 feet; thence South 73°21'56" East, 519.83 feet to the present Northwest corner. of said Block U; thence South 1°40'00" West, 105.72 feet along the West boundary of said Block U; thence 14.89 feet along the arc of a 30.00 ft. radius curve left, said curve having a chord bearing South 12°33'23" East, 17.74 feet to a point on the South boundary of the alley, the POINT OF BEGINNING; thence 17.53 feet along the arc of a 30.00 foot radius curve left, said curve having a chord bearing South 43°30'53" East, 17.28 feet; thence South 60°15'11" East, 162.24 feet to an iron rod, 30 inches long, 5/8 inches diameter, with a plastic cap marked PLS 832; thence 5.69 feet along the arc of a 230.00 foot radius curve left, said curve having a chord bearing South 60°57'44" East, 5.69 feet; thence North 54°42'24" West, 125.03 feet to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 832; thence North 1°40'00" West, 22.00 feet to a pk nail; thence North 88°24'00" West, 56.34 feet to the POINT OF BEGINNING.

Tax No. 14323            PAGE 1 OF 1, INSTRUMENT REFERENCE ORDINANCE  
RECORDATION INFO: INSTR. NO. 1151885  
DATE – 6-19-89

A part of Sand Street adjacent to Block W in COEUR d'ALENE AND KING'S ADDITION, according to the plat on file in Book A of Deeds at page 346 in the office of the Recorder of Kootenai County, Idaho; situated in Government Lot 9, Section 13, Township 50 North, Range 4 West, B.M.; more particularly described as follows: COMMENCING at corner No. 1 of the Fort Sherman Military Reservation (abandoned), from which the Southeast corner of Tract 43, Lot 49 on the East boundary of the Fort Sherman Military Reservation, according to the 1966 BLM Plat of the Dependent Resurvey and Survey of Irregular Tracts, bears North 0°27'00" East, 11.90 feet; thence South 78°52'49" East, 815.32 feet (of record as South 78°40' East, 816.3 feet) to the present Northeast corner of said Block U; thence South 1°40'00" West, 230.00 feet along the East boundary of said Block U to the Southeast corner of said Block U; thence continuing South 1°40'00" West, 60.00 feet to a point on the South boundary of Front Street, according to the Record of Survey on file in Book 4 at page 4; thence North 88°11'22" West, 132.31 feet along the South boundary of said Front Street to the POINT OF BEGINNING; thence continuing North 88°11'22" West, 23.69 feet along the South boundary of said Front Street; thence North 49°46'00" West, 40.22 feet; thence South 60°15'11" East, 13.00 feet; thence 47.67 feet along the arc of a 300.00 foot radius curve left, said curve having a chord bearing South 64°48'19" East, 47.62 feet to the POINT OF BEGINNING.

Tax No. 14324

PAGE 1 OF 1, INSTRUMENT REFERENCE ORDINANCE  
RECORDATION INFO: INSTR. NO. 1151885  
DATE – 6-19-89

A part of Sand Street adjacent to Block U in COEUR d'ALENE AND KING'S ADDITION, according to the plat on file in Book A of Deeds at page 346 in the office of the Recorder of Kootenai County, Idaho; situated in Government Lot 9, Section 13, Township 50 North, Range 4 West, B.M.; more particularly described as follows: COMMENCING at corner No. 1 of the Fort Sherman Military Reservation (abandoned), from which the Southeast corner of Tract 43, Lot 49 on the East boundary of the Fort Sherman Military Reservation, according to the 1966 BLM Plat of the Dependent Resurvey and Survey of Irregular Tracts, bears North 0°27'00" East, 11.90 feet; thence South 78°52'49" East, 815.32 feet (of record as South 78°40' East, 816.3 feet) to the present Northeast corner of said Block U; thence South 1°40'00" West, 230.00 feet along the East boundary of said Block U to the Southeast corner of said Block U, the POINT OF BEGINNING; thence continuing South 1°40'00" West, 6.03 feet; thence North 88°11'22" West, 35.34 feet; thence 51.52 feet along the arc of a 230.00 foot radius curve right, said curve having a chord bearing North 81°46'21" West, 51.41 feet; thence South 88°22'51" East, 86.41 feet along the South boundary of said Block U to the POINT OF BEGINNING.

Tax No. 16210

PAGE 1 OF 1, RECORDING INFO: INSTRUMENT REF. QCD  
INSTRUMENT NO. 1362123  
RECORDING DATE - 7-11-94

A tract of land located adjacent to Government Lot 9, Section 13, Township 50 North, Range 4 West, B.M., and a portion of Block W in the AMENDED COEUR D'ALENE and KING'S ADDITION, according to the plat on file in Book C of Deeds at Page 144, in the office of the Recorder of Kootenai County, Idaho; more particularly described as follows, to-wit: COMMENCING at corner No 1 of the Fort Sherman Military Reservation (abandoned), from which the southeast corner of Tract 43, Lot 49, on the east boundary of the Fort Sherman Military Reservation (abandoned), according to the 1966 BLM Plat of the Dependent Resurvey and Survey of Irregular Tracts, bears North 0°27'00" East, 11.90 feet; thence South 47°07'33" East, 956.34 feet to the REAL POINT OF BEGINNING on the south face of an existing sea wall at the southwest corner of State Easement No 5148, according to the Disclaimer of Interest on file as Instrument No. 1101248; from which the West 1/4 section corner of said Section 13 bears North 17°08'51" West, 2664.04 feet (of record as North 16°30'11" West); thence traversing the limits of said Disclaimer of Interest, as follows, to-wit: North 1°37'00" East, 30.00 feet along the west limit of State Easement No. 5148; thence North 90°00'00" East, 21.70 feet along the north limit of State Easement No's. 5148 and 5149; thence South 18°26'00" East, 25.30 feet along the easterly limit of State Easement No. 5149; thence South 10°48'00" East, 7.19 feet along said easterly limit of State Easement No. 5149 to the south face of an existing sea wall; thence North 88°03'30" West, 31.91 feet and leaving said Disclaimer of Interest line, along the south face of said existing sea wall returning to the real point of beginning.

Tax # 23047

DOCUMENT TYPE QCD  
INSTRUMENT # 2318159  
RECORDING DATE 06/27/2011

All of the BNSF (Burlington Northern Santa Fe) Railway Company (formerly Chicago, Milwaukee, St. Paul and Pacific Railroad) right-of-way lying West of Second Street and lying South of Sherman Avenue and lying northeasterly of the northeasterly line of that certain parcel conveyed to Western Frontiers, Inc., in deed recorded February 14, 1980 as Instrument No. 833522, as shown on the Record of Survey recorded in Book 2 at Page 15, under Instrument Number 827704 and lying southwesterly of the southwesterly line of that certain parcel conveyed to Western Frontiers, Inc., in deed recorded April 25, 1980 as Instrument No. 840010, as shown on the Record of Survey recorded in Book 2 at Page 67, under Instrument Number 837220; in a portion of the Reserved Block in the Corrected Plat of the Town of Coeur d'Alene and Kings Addition, situated in Government Lot 9, Section 13, Township 50 North, Range 4 West, Boise Meridian, City of Coeur d'Alene, Kootenai County, Idaho; Commencing at the intersection of the centerlines of Sherman Avenue and Second Street, monumented with an iron rod with an aluminum cap, 2 inches diameter, marked PLS 5574 in a monument box; from which an iron pipe with a brass cap, 3-1/4 inches diameter, marked T50N, R4W, S 13, KC, Bureau of Land Management, according to the Corner Perpetuation and Filing Record form recorded as Instrument Number 1797012, bears North 17°48'23" West, 1,510.39 feet; thence South 39°23'21" West, 47.48 feet to an existing PK nail at the intersection of the southerly right-of-way line of Sherman Avenue and the West right-of-way line of Second Street; thence South 1°07'38" West, 124.73 feet along the West right-of-way line of Second Street to a brass tack and washer marked PLS 6374 at the northeasterly corner of the BNSF (Burlington Northern Santa Fe) Railway Company (formerly Chicago, Milwaukee, St. Paul and Pacific Railroad) amended right-of-way, the Point of Beginning; thence continuing South 1°07'38" West, 21.66 feet (of record as South 1°00' West, 21.66 feet) along the West line of Second Street to a brass tack and washer marked PLS 6374 at the southeasterly corner of said amended railroad right-of-way; thence traversing the southwesterly line of said amended railroad right-of-way the following three (3) courses:

1. North 66°19'41" West, 158.83 feet (of record as North 66°26' West, 158.96 feet) to an iron rod, 5/8 inch diameter, with a plastic cap marked PLS 832, a non-tangent point of curvature;
2. thence along the arc of a curve right, being concave to the northeast, through a central angle of 7°22'13", an arc distance of 96.82 feet and a chord bearing and distance of North 63°03'10" West, 96.75 feet (of record as North 63°06'45" West, 96.74 feet) to an iron rod, 1/2 inch diameter, with no cap;
3. thence North 58°57'28" West, 131.87 feet (of record as North 59°00' West) to an iron rod, 5/8 inch diameter, with a plastic cap marked PLS 6374 on the southerly right-of-way line of Sherman Avenue;

thence South 78°02'31" East, 56.91 feet (of record as South 78°09' East) along the southerly right-of-way line of Sherman Avenue; thence South 81°14'30" East, 3.68 feet (of record as South 82°48' East, 3.28 feet) along the southerly right-of-way line of Sherman Avenue to a brass tack and washer marked PLS 6374; thence traversing the northeasterly amended right-of-way line of the BNSF (Burlington Northern Santa Fe) Railway Company (formerly Chicago, Milwaukee, St. Paul and Pacific Railroad) the following three (3) courses:

1. South  $58^{\circ}57'28''$  East, 74.75 feet (of record as South  $59^{\circ}00'$  East, 75.10 feet) to an iron rod, 1/2 inch diameter, with a plastic cap marked LePard and Frame, a non-tangent point of curvature;
2. thence along the arc of a curve left, being concave to the northeast, through a central angle of  $7^{\circ}22'13''$ , an arc distance of 94.16 feet and a chord bearing and distance of South  $63^{\circ}03'50''$  East, 94.10 feet (of record as South  $63^{\circ}07'26''$  East, 94.16 feet) to an iron rod, 5/8 inch diameter, with a plastic cap marked PLS 6374;
3. thence South  $66^{\circ}19'41''$  East, 150.54 feet (of record as South  $66^{\circ}23'$  East, 150.69 feet) to the Point of Beginning.

**EXHIBIT B**  
**SUMMARY OF ORDINANCE NO. \_\_\_\_**

An Ordinance creating Local Improvement District No. 151 for the City of Coeur d'Alene, Kootenai County, Idaho; describing and setting forth the boundaries of said local improvement district; providing for the improvements to be made therein; authorizing the advertising for bids for said work as provided by law; providing for the payment of costs and expenses of said improvements to be assessed against the property within the district benefited thereby and the method of assessment; providing for the issuance of local improvement district bonds and/or warrants; providing for the publication of a summary of this ordinance; and providing for other matters properly relating thereto

A summary of the principal provisions of Ordinance No. \_\_\_\_ of the City of Coeur d'Alene, Kootenai County, Idaho (the "City"), adopted on January 15, 2013, is as follows:

**Section 1.** Finds and declares that formation of Local Improvement District No. 151 for the City of Coeur d'Alene (the "LID No. 151") is in the best interest of the property affected and the City; there is a reasonable probability that the obligations of LID No. 151 will be paid; the value of the property subject to assessment within LID No. 151, including the proposed improvements, is sufficient to provide for the repayment of the obligations of proposed LID No. 151 and exceeds the sum of the estimated costs to be assessed against the property; and that a public hearing to consider all protests to the formation of LID No. 151 was held on January 2, 2013, and the Council has reviewed all testimony at the hearing and all written protests presented to the City.

**Section 2.** Creates Local Improvement District No. 151 for the City of Coeur d'Alene, Kootenai County, Idaho, the boundaries of which are set forth in Exhibit A, attached hereto.

**Section 3.** Describes the improvements to be made within LID No. 151 as follows (the "Improvements"):

A. The design and construction of street and streetscape improvements including paving, curb, sidewalk, trees, landscaping, lighting, irrigation and power systems, street furniture, erosion and site control, and other related infrastructure.

B. Costs of construction will include, but are not limited to, engineering, legal, accounting, costs of bond issuance, costs of interim financing, costs of financial advice, the funding of a guarantee fund or reserve account to secure payment of the financing, and other costs incidental thereto.

**Section 4.** Defines the costs and expenses to be included in the price of the Improvements.

**Section 5.** The total cost of the Improvements shall not exceed \$2,900,000, 39% of which shall be borne by and assessed against the properties specially benefited by such

Improvements, based upon a benefits derived method of assessment as set forth in Section 50-1707, Idaho Code. The other proposed source of funds will be approximately 61% from the general funds of the City. Upon final confirmation of the assessment roll under Idaho Code Section 50-1715, the City anticipates it will permit unpaid assessments to be payable in installments.

**Section 6.** Provides for the issuance of warrants, if necessary, for the immediate payment of the costs of the Improvements, and provides for the issuance of bonds upon the final assessment on the benefited property.

**Section 7.** Incorporates all matters and things done in regard to the creation of LID No. 151.

**Section 8.** States that the Ordinance shall take effect after its passage, approval, and publication of a summary thereof.

**Exhibit "A":** Provides the boundaries of LID No. 151.

**Exhibit "B":** Sets forth the substantial form of this Summary for publication (to be revised, if applicable, pursuant to Council action).

The full text of Ordinance No. \_\_\_\_ is available at the City's offices and will be provided to any citizen upon personal request during normal business hours.

DATED this \_\_\_\_ day of January, 2013.

CITY OF COEUR D'ALENE,  
KOOTENAI COUNTY, IDAHO

\_\_\_\_\_  
Sandi Bloem, Mayor

ATTEST:

\_\_\_\_\_  
Renata, McLeod, City Clerk

**Exhibit A to Summary of Ordinance No. \_\_\_\_**

**[Insert legal description of LID No. 151 Boundaries]**

## **CERTIFICATION OF BOND COUNSEL**

I, the undersigned Bond Counsel for City of Coeur d'Alene, Kootenai County, Idaho, hereby certify that I have read the attached Summary of Ordinance No. \_\_\_\_ of said City and that the same is true and complete and provides adequate notice to the public of the contents of said Ordinance.

DATED as of this \_\_\_\_ day of January, 2013.

HAWLEY TROXELL ENNIS & HAWLEY LLP

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S.C. Danielle Quade

INFORMATION SECTION

Including

Correspondence

Board, Commission, Committee Minutes

**January 7, 2013**  
**PUBLIC WORKS COMMITTEE**  
**MINUTES**  
**4:00 p.m., Library Community Room**

**COMMITTEE MEMBERS PRESENT**

Council Member Woody McEvers  
Council Member Dan Gookin  
Council Member Deanna Goodlander

**STAFF PRESENT**

Amy Ferguson, Executive Assistant  
Jim Markley, Water Superintendent  
Jon Ingalls, Deputy City Administrator  
Chris Bates, Engineering Proj. Mgr.  
Dion Holton, Water Dept.

**Item 1            Approval of Agreement with Welch-Comer Engineers for Consultant Services:  
Atlas II Water Well (Atlas & Hanley)**

**Consent Calendar**

Jim Markley, Water Superintendent, presented a request for a recommendation that council select Welch-Comer Engineers for the new well (Atlas II) project and approve the Agreement for Professional Services. Mr. Markley stated in his staff report that RFP's were sent out in early November. Ten RFP's were sent out and two proposals were received: one from J-U-B Engineers, and one from Welch-Comer Engineers. A small committee reviewed both proposals, which were of excellent quality. The proposal from Welch-Comer Engineers had some innovative ideas regarding enhanced testing for arsenic in the test well and a method by which the city may be able to avoid needing to find a way to dispose of several million gallons of water during the test pumping of the new well. As a result, the committee recommends that Welch-Comer Engineers be selected for the project.

Mr. Markley explained that the standard for water systems is to be able to meet the highest demand day with your largest well out of service. The last wells were drilled in 2006 and the city has been able to forestall getting a new well. After several unsuccessful test wells, they have finally found a good well site that they believe will meet both quantity and quality standards and are ready to develop it. The selection team has reviewed the Scope of Services provided by Welch-Comer Engineers and is in agreement with it.

Councilman Gookin asked about the well house design and whether the city uses a standard design. Mr. Markley responded that the layout is mostly the same but things can change. There is always a little tweaking of the design, but they, as much as possible, use the design that they already have. Mr. Markley noted that the newest well houses are block buildings that last a long time. The city does have two stick-built buildings and at some point will need to replace them.

Councilman Gookin commented that selection committee process that he participated in was very interested. Mr. Markley said that he really liked the idea presented by Welch-Comer of testing different water bearing levels. He was also very impressed with their concept of getting DEQ approval to test pump into the system instead of digging a hole and wasting the water.

Councilman McEvers asked if the arsenic level testing could apply to some of the city's other wells. Mr. Markley said that they might be able to do something like that. The arsenic has been clearing up a little bit on its own, although it isn't where it needs to be yet. The testing of the water bearing levels would involve the use of a series of bladders to isolate small sections to allow for testing one section at a time.

There is a possibility that there may be just one layer with a lot of arsenic with every other layer being clean.

Discussion ensued regarding the data on the aquifer. Mr. Markley said that every time you drill a well, you get data as you go down. There have been a lot of studies and models of where plumes might be and they try to work around that.

Councilman Goodlander asked if the city could go back and re-utilize some of the test drills that have been made. Mr. Markley said that, for the most part, the test drills were drilled on property that the city doesn't own, however, he is excited about the potential of doing something with the Clayton well because the city owns the property and it is in a really good location.

Mr. Markley mentioned that there is a precedent for DEQ allowing testing pumping into the system as it was previously approved for the North Kootenai Water District.

**MOTION: Motion by McEvers, seconded by Gookin, to recommend that Council select Welch-Comer Engineers for the new well (Atlas II) project and approve Resolution No. 13-005 authorizing a Professional Services Agreement. Motion carried.**

## **Item 2 Relinquishment of Stormwater Line Easement in the Riverstone Subdivision Consent Calendar**

Chris Bates, Engineering Project Manager, presented a request that council approve the relinquishment of the storm sewer easement granted to the City of Coeur d'Alene by the Northwest Timber Company in November 1973. Mr. Bates stated in his staff report that the noted easement originally traversed the mill site and log storage yard of the W-I Forest Products lumber company and contained one of the main City stormwater outfalls to the Spokane River. The eventual mill closure, and redevelopment of the site into the Riverstone subdivision in November 2000 brought about the relocation of the stormwater line and this eventual request. A notation on the original subdivision plat of Riverstone called out that the noted easement would be "vacated upon acceptance of the relocated stormwater line." The relocated storm line is now situated in a combination of easements and rights-of-way that wends through the Riverstone development to the outfall location on the Spokane River. The impetus for the request is the pending development of a retail facility in Riverstone that would be situated over a portion of the easement. Because the easement was not dedicated as a component of the plat document, but by a separate instrument outside of the plat, it can be relinquished rather than "vacated." There is no financial impact to the City.

**MOTION: Motion by Gookin, seconded by McEvers, to recommend Council relinquish the storm sewer easement granted to the City of Coeur d'Alene by the Northwest Timber Company (Inst. #637297, recorded Bk. 264, pg. 394) in November 1973. Motion carried.**

The meeting adjourned at 4:12 p.m.

Respectfully submitted,

Amy C. Ferguson  
Public Works Committee Liaison

**CITY OF COEUR D'ALENE**  
**Treasurer's Report of Cash and Investment Transactions**

FUND	BALANCE 11/30/2012	RECEIPTS	DISBURSE- MENTS	BALANCE 12/31/2012
<u>General-Designated</u>	\$443,726	\$5,019	\$3,651	\$445,094
<u>General-Undesignated</u>	3,545,357	4,372,240	5,931,084	1,986,513
<u>Special Revenue:</u>				
Library	(36,311)	55,323	139,265	(120,253)
CDBG	-	11,250	11,288	(38)
Cemetery	55,416	24,791	18,526	61,681
Parks Capital Improvements	194,405	1,365	48,932	146,838
Impact Fees	2,542,057	122,404		2,664,461
Annexation Fees	522			522
Insurance	1,299,536	19,729	4,312	1,314,953
Cemetery P/C	1,848,577	3,180	1,320	1,850,437
Jewett House	9,412	1,000	2,250	8,162
Reforestation	10,095	300		10,395
Street Trees	166,754	3,300	600	169,454
Community Canopy	1,582	20		1,602
CdA Arts Commission	833			833
Public Art Fund	97,427		1,509	95,918
Public Art Fund - LCDC	497,205		1,000	496,205
Public Art Fund - Maintenance	118,360		433	117,927
<u>Debt Service:</u>				
2000, 2002 & 2006 G.O. Bonds	433,611	15,422		449,033
LID Guarantee	36,221	103		36,324
LID 130 Lakeside / Ramsey / Industrial Park	49,004			49,004
LID 146 Northwest Boulevard	48,000			48,000
LID 149 4th Street	1,046			1,046
<u>Capital Projects:</u>				
Street Projects	49,996	10,744	16,895	43,845
<u>Enterprise:</u>				
Street Lights	114,777	40,959	54,920	100,816
Water	607,356	352,983	508,636	451,703
Water Capitalization Fees	2,081,509	67,718		2,149,227
Wastewater	6,790,203	560,005	1,673,280	5,676,928
Wastewater-Reserved	1,061,275	27,500		1,088,775
WWTP Capitalization Fees	992,780	193,681		1,186,461
WW Property Mgmt	60,668			60,668
Sanitation	(205,615)	263,899	305,266	(246,982)
Public Parking	358,340	10,416	488,762	(120,006)
Stormwater Mgmt	12,601	3,890	29,477	(12,986)
Wastewater Debt Service	-	1,012,115		1,012,115
<u>Fiduciary Funds:</u>				
Kootenai County Solid Waste Billing	189,015	176,465	189,122	176,358
LID Advance Payments	1,121	3,649	201	4,569
Police Retirement	1,388,682	16,208	14,146	1,390,744
Sales Tax	1,267	1,368	1,267	1,368
BID	163,184	4,725		167,909
Homeless Trust Fund	440	439	440	439
<b>GRAND TOTAL</b>	<b>\$25,030,433</b>	<b>\$7,382,210</b>	<b>\$9,446,582</b>	<b>\$22,966,061</b>

CITY OF COEUR D'ALENE  
 BUDGET STATUS REPORT  
 THREE MONTHS ENDED  
 31-Dec-2012

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 12/31/2012	PERCENT EXPENDED
Mayor/Council	Personnel Services	\$207,739	\$51,013	25%
	Services/Supplies	12,275	1,458	12%
Administration	Personnel Services	330,656	99,458	30%
	Services/Supplies	69,210	4,616	7%
Finance	Personnel Services	590,947	147,423	25%
	Services/Supplies	85,980	14,161	16%
Municipal Services	Personnel Services	923,631	250,586	27%
	Services/Supplies	437,018	179,541	41%
	Capital Outlay	9,000		
Human Resources	Personnel Services	214,763	55,637	26%
	Services/Supplies	26,900	6,758	25%
Legal	Personnel Services	1,335,864	337,692	25%
	Services/Supplies	93,033	12,445	13%
Planning	Personnel Services	450,912	113,408	25%
	Services/Supplies	24,600	771	3%
Building Maintenance	Personnel Services	279,060	68,012	24%
	Services/Supplies	119,359	23,388	20%
	Capital Outlay			
Police	Personnel Services	8,996,923	2,277,732	25%
	Services/Supplies	830,019	152,895	18%
	Capital Outlay	142,749	10,000	7%
Fire	Personnel Services	7,250,642	2,005,088	28%
	Services/Supplies	376,787	56,607	15%
	Capital Outlay			
General Government	Services/Supplies	192,635	192,467	100%
	Capital Outlay			
Byrne Grant (Federal)	Personnel Services	53,079	38,899	73%
	Services/Supplies	95,998	21,245	22%
	Capital Outlay		34,109	
COPS Grant	Personnel Services	69,819	38,593	55%
CdA Drug Task Force	Services/Supplies	36,700	3,096	8%
	Capital Outlay			
Streets	Personnel Services	1,800,904	439,791	24%
	Services/Supplies	589,400	151,874	26%
	Capital Outlay			

CITY OF COEUR D'ALENE  
 BUDGET STATUS REPORT  
 THREE MONTHS ENDED  
 31-Dec-2012

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 12/31/2012	PERCENT EXPENDED
ADA Sidewalk Abatement	Personnel Services	182,335	37,034	20%
	Services/Supplies	38,450	4,101	11%
Engineering Services	Personnel Services	508,936	130,973	26%
	Services/Supplies	729,500	13,356	2%
	Capital Outlay			
Parks	Personnel Services	1,257,438	265,359	21%
	Services/Supplies	408,450	52,124	13%
	Capital Outlay			
Recreation	Personnel Services	625,654	118,173	19%
	Services/Supplies	138,800	12,507	9%
Building Inspection	Personnel Services	697,044	186,698	27%
	Services/Supplies	24,395	3,875	16%
Total General Fund		<u>30,257,604</u>	<u>7,612,962</u>	<u>25%</u>
Library	Personnel Services	1,004,510	234,329	23%
	Services/Supplies	182,450	34,299	19%
	Capital Outlay	92,000	12,593	14%
CDBG	Services/Supplies	267,325	11,288	4%
Cemetery	Personnel Services	137,465	28,298	21%
	Services/Supplies	86,835	17,511	20%
	Capital Outlay	15,000		
Impact Fees	Services/Supplies	613,133		
Annexation Fees	Services/Supplies	70,000	70,000	100%
Parks Capital Improvements	Capital Outlay	881,215	201,175	23%
Insurance	Services/Supplies	264,000	36,870	14%
Cemetery Perpetual Care	Services/Supplies	98,000	16,220	17%
Jewett House	Services/Supplies	42,000	6,561	16%
Reforestation	Services/Supplies	1,500	1,988	133%
Street Trees	Services/Supplies	65,000	5,400	8%
Community Canopy	Services/Supplies	1,500	215	14%
CdA Arts Commission	Services/Supplies	7,000	74	1%
Public Art Fund	Services/Supplies	245,000	23,232	9%
Total Special Revenue		<u>4,073,933</u>	<u>700,053</u>	<u>17%</u>
Debt Service Fund		<u>1,381,865</u>	<u>97,000</u>	<u>7%</u>

CITY OF COEUR D'ALENE  
 BUDGET STATUS REPORT  
 THREE MONTHS ENDED  
 31-Dec-2012

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 12/31/2012	PERCENT EXPENDED
Govt Way - Dalton to Hanley	Capital Outlay		6,697	
Govt Way - Hanley to Prairie	Capital Outlay	420,000	21,078	5%
Levee Certification	Capital Outlay	250,000		
15th Street - Lunceford to Dalton	Capital Outlay			
3rd / Harrison signal	Capital Outlay	100,000		
Kathleen Avenue Widening	Capital Outlay			
Total Capital Projects Funds		770,000	27,775	4%
Street Lights	Services/Supplies	570,050	97,444	17%
Water	Personnel Services	1,569,132	383,785	24%
	Services/Supplies	4,167,607	365,907	9%
	Capital Outlay	1,865,550	188,685	10%
Water Capitalization Fees	Services/Supplies	850,000		
Wastewater	Personnel Services	2,231,295	510,804	23%
	Services/Supplies	6,247,788	1,442,762	23%
	Capital Outlay	8,384,600	193,103	2%
	Debt Service	2,133,241	536,555	25%
WW Capitalization	Services/Supplies	879,336		
Sanitation	Services/Supplies	3,285,480	864,031	26%
Public Parking	Services/Supplies	190,957	23,552	12%
	Capital Outlay	385,000	473,183	123%
Stormwater Mgmt	Personnel Services	97,846	24,996	26%
	Services/Supplies	526,121	25,726	5%
	Capital Outlay	300,000	189	0%
Total Enterprise Funds		33,684,003	5,130,722	15%
Kootenai County Solid Waste		2,200,000	385,763	18%
Police Retirement		176,000	43,379	25%
Business Improvement District		156,000	50,000	32%
Homeless Trust Fund		6,100	915	15%
Total Fiduciary Funds		2,538,100	480,057	19%
TOTALS:		\$72,705,505	\$14,048,569	19%