

**WELCOME**  
To a Regular Meeting of the  
**Coeur d'Alene City Council**  
Held in the Library Community Room at 6:00 P.M.  
**AGENDA**

**VISION STATEMENT**

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

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

**August 18, 2026**

**A. CALL TO ORDER/ROLL CALL**

**B. INVOCATION:** Joel Carlson: Bayview Bible Church

**C. PLEDGE OF ALLEGIANCE**

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

**E. PUBLIC COMMENTS:** (Each speaker will be allowed a maximum of 3 minutes to address the City Council on matters that relate to City government business. Please be advised that the City Council can only take official action this evening for those items listed on the agenda.)

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

**F. ANNOUNCEMENTS:**

1. City Council
2. Mayor –
  - a. Appointment of Jon Ingalls and Brian Smith to the Design Review Commission.

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

1. Approval of Council Minutes for the August 4, and August 5, 2026, Council Meetings.
2. Approval of General Services Meeting Minutes for August 10, 2026.

3. Setting of a Public Works Committee Meeting on August 24, 2026.
4. Approval of Bills as Submitted.
5. Approval of Financial Report.
6. **Resolution No. 26-068** - Approval of
  - a. Maintenance/Warranty Agreement for S-5-14 -The Trails 8th Addition: Final Plat, Acceptance of Improvements, and security.

**As Recommended by the City Engineer**

  - b. Updated and new Standard Drawings for public works construction.
  - c. The replacement of outdated and unsupported access control system for the secured parking area of the 3rd Street Parking Garage in an amount not to exceed \$32,300.00, utilizing the Parking Fund.
  - d. The replacement of three (3) failing building boilers at the Police Station in an amount not to exceed \$70,000.00, utilizing the General Fund.
7. **Resolution No. 26-069** - Approval of an ITD State and Local Agreement and ITD prepared resolution for the construction of the Ramsey Road traffic signal upgrades, with matching funds in the amount of \$116,626.00.

**As Recommended by the General Services Committee**

#### **H. OTHER BUSINESS:**

1. Appointment of Renata McLeod to the Coeur d'Alene Employee Benefits Trust Board

**As Recommended by the Coeur d'Alene Employee Benefit's Trust Board**

2. **Resolution No. 26-070** - Approval of a Contract with Central Washington Asphalt for the 2026 Mill & Inlay Project in the amount of \$244,849.00.

**Staff Report by: Todd Feusier, Streets & Engineering Director**

3. Council discussion regarding Appropriations for FY 26-27

**Pursuant to Council Action at the August 4, 2026, Meeting**

4. **Resolution No. 26-071** - Approving the setting of a public hearing for September 15, 2026, for amendments to the Year 2025-26 Financial Plan.

**Staff Report by: Michael Dominguez, City Administrator**

**I. RECESS** to August 31, 2026, for a Special Call Council Meeting for the Appeal of S-2-26: Coeur Terre 2 Subdivision in the Library Community Room at 5:00 P.M.

***This meeting is aired live on CDA TV Spectrum Cable Channel 1301, TDS Channel 5, and on Facebook live through the City's Facebook page.***

# Coeur d'Alene CITY COUNCIL MEETING

*August 18, 2026*

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**MEMBERS OF THE CITY COUNCIL:**

**Daniel K. Gookin, Mayor**

**Council Members English, Evans, Miller, Wood, Gabriel, Sheckler**

## ANNOUNCEMENTS



# MEMO TO COUNCIL

**DATE: August 10, 2026**

**RE: APPOINTMENT TO BOARDS/COMMISSIONS/COMMITTEES**

The following appointments are presented for your consideration for the August 18, 2026 Council Meeting:

|             |                                          |
|-------------|------------------------------------------|
| JON INGALLS | DESIGN REVIEW COMMISSION (Reappointment) |
| BRIAN SMITH | DESIGN REVIEW COMMISSION (Appointment)   |

A copy of their Professional Data Sheet is attached, for your reference.

Sincerely,

Jo Anne Mateski  
Executive Assistant

cc : Renata McLeod, City Clerk  
Hilary Patterson, Design Review Commission Liaison

## 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

August 4, 2026

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room on August 4, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

|               |                              |
|---------------|------------------------------|
| Amy Evans     | ) Members of Council Present |
| Dan English   | )                            |
| Kiki Miller   | )                            |
| Dan Sheckler  | )                            |
| Christie Wood | )                            |

Kenny Gabriel ) Member of Council Absent

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

**INVOCATION:** Chase Fluhart of Trinity Church provided the invocation.

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

**PUBLIC COMMENTS:**

Mary Merrill, Coeur d'Alene, asked Council to keep strictly enforcing Oakcrest Park's conditional use permit and backflow regulations, noting there is still no backflow on the park's domestic water and no irrigation backflow test for about two and a half years, despite a shut-off order and reminding them of the fines. She also warned that around 15 arborvitae trees along Ramsey are hazardous that could quickly carry fire to adjacent homes.

Darin McNeil, Coeur d'Alene, raised concern with how the City permitted water meter work in Oakcrest Park, saying a "blanket" permit was approved in one day and allowed meters to be installed on homeowners' lines instead of the park-owned underground lines. He stressed he is not against installing meters but wants them placed on the proper line and be permitted properly.

Christie Masters, Coeur d'Alene, invited the Council to a complimentary table at the August 22 "Dinner Under the Stars" fundraiser of Shared Harvest Community Garden located at 10<sup>th</sup> Street and Foster Avenue. She noted that the Garden is exploring a capital campaign to buy the three lots it has used for 18 years, asking for the City's partnership to help preserve the site.

Max El Kacemi, Coeur d'Alene, noted concerns about his public records request, claiming it was billed incorrectly and handled without proper review.

## ANNOUNCEMENTS:

Councilmember Wood announced that the Kootenai County Task Force on Human Relations (KCTFHR), in partnership with the City of Coeur d'Alene, and the Human Rights Education Institute (HREI), is launching "From Idaho With Love," a week-long donation drive from August 8-15, 2026 to support victims of the recent northern Spokane wildfires. Community members are encouraged to donate items such as clothing, toiletries, school supplies, and toys at the HREI building (414 W. Fort Grounds Drive). Cash donations should be made directly to the Innovia Foundation's Spokane Complex Wildfire Response Fund.

Councilmember English recognized the Lutheran Church volunteers and their comfort dogs for providing emotional support to those affected by the wildfires, noting that there are many ways to help. Beyond material donations, compassion and comfort play an important role in supporting the community during difficult times.

Councilmember Miller noted an upcoming attainable housing panel discussion on August 20, 2026 from 6:00 – 8:00 p.m. at the Innovation Collective on Lakeside Avenue, featuring Senator Ali Rabe, other legislators, and industry leaders. The discussion will focus on housing solutions, a challenge made even more pressing by the displacement caused by recent wildfires.

Mayor Gookin announced that the City is seeking high school students ages 14–18 to serve as student representatives on several committees: Parks & Recreation, Ped/Bike, Urban Forestry, and CDA TV, with applications due by Friday, September 18, 2026. Applications can be found at the City website [www.cdavid.org/blog/become-a-student-representative](http://www.cdavid.org/blog/become-a-student-representative)

## CONSENT CALENDAR:

1. Approval of Council Minutes for the July 21, 2026 and July 27, 2026, Council Meetings.
2. Approval of Bills as Submitted.
3. Setting of General Services Committee meeting August 10, 2026
4. Approval of Final Plat for SS-26-05, Double B Tracts

**Resolution No. 26-060** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A NON-EXCLUSIVE EASEMENT AGREEMENT WITH BEAR WATERFRONT, LLC, (ROBERT BLOEM, MANAGER) FOR PARKING AND DRAINAGE, AND THE REMOVAL OF RONALD G. JACOBSON SIGNATURE AUTHORITY AND THE AUTHORIZATION OF MICHAEL DOMINGUEZ FOR FINANCIAL SIGNATURE AUTHORITY.

**MOTION:** Motion by Evans, seconded by Sheckler, to approve the Consent Calendar as presented, including **Resolution No. 26-060**.

**ROLL CALL:** Sheckler Aye; English Aye; Wood Aye; Evans Aye; Miller Aye. **Motion carried.**

## RESOLUTION NO. 26-061

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, RATIFYING THE UPDATED CODE OF CONDUCT AND CONFLICT OF INTEREST

POLICY FOR THE CITY OF COEUR D'ALENE, TO SATISFY THE REQUIREMENTS OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FEDERAL GRANT PROGRAMS, INCLUDING THE AUTOMATED PERMITTING SYSTEMS DEMONSTRATION GRANT (PDR-2600-DC-0290) AND THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.

**STAFF REPORT:** Community Development Block Grant (CDBG) Specialist Sherrie Badertscher explained that the proposed resolution ratifies the City's Code of Conduct and Conflict of Interest Policy for U.S. Department of Housing and Urban Development (HUD)-funded projects, which was administratively approved by the Mayor on July 9, 2026, to support the City's HUD Automated Permitting Systems Demonstration grant application. After HUD issued a Technical Cure Notice identifying the Code of Conduct as a required item, City staff submitted the policy and the Mayor's approval letter on July 21, 2026, and HUD subsequently confirmed its acceptance. The policy establishes federal grant compliance standards required under 2 CFR § 200.318(c)(1), including conflict-of-interest prohibitions, gift restrictions, disclosure requirements, procurement integrity standards, protection of confidential information, and enforcement procedures for violations. While the City already maintains an employee Code of Conduct through its Personnel Rules, this policy specifically addresses ethical and procurement requirements for federally funded grants. Ratification by the City Council will formalize the policy as enforceable City policy, support compliance with HUD requirements, maintain eligibility for current and future HUD funding opportunities, and impose no additional direct costs on the City.

**DISCUSSION:** Councilmember English asked whether the new HUD-required Code of Conduct would affect past practices where Councilmembers or community members had ties to organizations receiving city-related support like Meals on Wheels or the Senior Center, and whether this policy would now preclude or tighten those kinds of situations. Ms. Badertscher responded that the new code would indeed create stricter guardrails, because it treats even the perception of a conflict of interest as a concern, and would therefore establish tighter parameters and clearer standards.

**MOTION:** Motion by Miller, seconded by Evans, to approve **Resolution No. 26-061** – Ratifying an updated Code of Conduct and Conflict of Interest Policy, to meet Federal HUD Grant requirements.

**ROLL CALL:** English Aye; Wood Aye; Evans Aye; Miller Aye; Sheckler Aye. **Motion carried.**

#### **RESOLUTION NO. 26-062**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE POLICE DEPARTMENT TO APPLY FOR A 2026 COPS COMMUNITY POLICING DEVELOPMENT MICROGRANT AND, IF AWARDED, TO ACCEPT THE GRANT TO FUND SPECIALIZED DIGITAL FORENSIC EQUIPMENT, SOFTWARE, CERTIFICATIONS, AND TRAINING.

**STAFF REPORT:** Police Lieutenant Bill Tilson noted that the Coeur d'Alene Police Department is seeking authorization from Council to apply for and accept a 2026 COPS Community Policing Development Microgrant to establish an in-house digital forensics capability by enhancing an

existing Crime Analyst position with Digital Forensic Investigator responsibilities. As digital evidence continues to play a critical role in investigations involving child exploitation, solicitation of a minor, narcotics trafficking, violent crime, financial crimes, and missing persons cases, the Department currently relies on outside agencies for forensic examinations, often resulting in investigative delays. The grant would fund specialized training, certifications, software, hardware, and a modest stipend for the enhanced role, enabling the Department to perform digital evidence extractions and analyses locally, improve investigative efficiency, accelerate case resolution, and provide support for Internet Crimes Against Children (ICAC), Community Action Team, and other major investigations. The proposed 24-month project is estimated at \$128,290.00, requires no local matching funds, and includes one-time implementation costs and recurring annual expenses. In addition to benefiting Coeur d'Alene investigations, the new capability would provide regional support to neighboring law enforcement agencies throughout North Idaho.

**DISCUSSION:** Councilmember Wood expressed strong support, noting that crime analysts already carry a heavy workload. She suggested to front-load a stipend in the grant because they will be inundated with work. Lieutenant Tilson agreed with her assessment, stating that she is correct about the workload impact and the need to account for it in the grant.

**MOTION:** Motion by Wood, seconded by English, to approve **Resolution No. 26-062** – Approval for the Police Department to apply for and, if awarded, accept a 2026 COPS Community Policing Development Microgrants Program in the amount of approximately \$128,290.00.

**ROLL CALL:** Wood Aye; Evans Aye; Miller Aye; Sheckler Aye; English Aye. **Motion carried.**

### **RESOLUTION NO. 26-063**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING CHANGE ORDER #1 TO THE CONTRACT WITH POE ASPHALT PAVING, INC., REGARDING THE 2026 CHIPSEAL PROJECT, FOR AN AMOUNT NOT TO EXCEED \$98,287.80.

**STAFF REPORT:** Streets and Engineering Director Todd Feusier noted that the proposed Change Order No. 1 for the 2026 Chip Seal Project would expand the scope of work under the City's existing contract with Poe Asphalt Paving, previously approved by Council through Resolution No. 26-035. The \$98,287.80 change order increases the contract amount from \$883,288.00 to \$981,575.80, which remains within the project's approved budget. The additional work includes chip sealing Canfield Avenue between Ramsey Road and Pinegrove Drive and applying a double chip seal treatment to Wilbur Avenue and Pinegrove Drive to further extend pavement life and improve long-term roadway performance.

**DISCUSSION:** Councilmember Miller asked about the total budget allocation for the chip seal project and whether any additional change orders were expected. Mr. Feusier explained that no further change orders are anticipated other than minor adjustments for actual chip volume, which inspectors are closely monitoring, and that the City's overall budget for chip seal and inlay work is \$1.5 million, some of which also supports asphalt projects, so the current change order is fully covered within this year's budget.

**MOTION:** Motion by Evans, seconded by Miller, to approve **Resolution No. 26-063** – Approving Change Order No. 1 to the Agreement with Poe Asphalt Paving Inc. for the 2026 Chip Seal Project.

**ROLL CALL:** Evans Aye; Miller Aye; Sheckler Aye; English Aye; Wood Aye. **Motion carried.**

#### **RESOLUTION NO. 26-064**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO ESTABLISHING A NOTICE OF TIME AND PLACE OF PUBLIC HEARING OF THE PROPOSED BUDGET FOR FISCAL YEAR 2026-2027, AND INCLUDING PROPOSED EXPENDITURES BY FUND AND/OR DEPARTMENT, AND STATEMENT OF THE ESTIMATED REVENUE FROM PROPERTY TAXES AND THE TOTAL AMOUNT FROM SOURCES OTHER THAN PROPERTY TAXES OF THE CITY FOR THE ENSUING FISCAL YEAR AND LISTING EXPENDITURES AND REVENUES DURING EACH OF THE TWO (2) PREVIOUS FISCAL YEARS, AND PROVIDING FOR PUBLICATION OF THE SAME.

**STAFF REPORT:** Finance Director Katie Ebner presented the “high watermark” budget resolution required by Idaho Code, explaining that it tentatively sets the maximum FY 2026–2027 budget that can later be reduced but not increased. She outlined a proposed expenditure ceiling of \$155,307,037.00, with \$34,076,270.00 from property taxes and roughly \$127.8 million from other revenues such as state-shared taxes, fees, and permits. Ms. Ebner reviewed fund-level totals, noted that the initial general fund plan showed a \$3,080,266.00 operating deficit, and walked through potential reductions such as postponed vehicle replacement and additional positions, trimming the street overlay program increase, that could lead to proposed deficit relief of \$1,157,649.00. Projected savings from vacancy management would be \$1,242,086.00. Ms. Ebner clarified that updated valuation data from the County changed her earlier estimate, and that for a \$600,000 home, the property taxes is now expected to increase by \$66.00 per year. She emphasized that \$0.62 cents of every general-fund dollar go to public safety. The resolution itself sets the hearing date, lists proposed expenditures by fund/department, identifies estimated property tax and non–property tax revenues, shows comparisons to the past two fiscal years, and authorizes required public notice ahead of the September 1 budget hearing.

**DISCUSSION:** Mayor Gookin emphasized that the decision to reduce the City budget ultimately rest with the City Council. Ms. Ebner explained that the items presented were identified through discussions with department directors about potential areas where cuts could be made and whether operations could continue without certain expenditures. She stressed that these were developed through conversations with department leadership.

Councilmember English questioned cutting the Planning Department intern, commenting that while it’s a small dollar amount, an intern can perform a lot of useful work and that the cost–benefit tradeoff might not justify eliminating it.

Councilmember Wood asked whether the proposed vacancy management approach was essentially a hiring freeze, where vacant positions would simply remain unfilled. Ms. Ebner clarified that it is a targeted, strategic approach that looks at each vacancy individually to determine where positions

can be held open temporarily. City Administrator Michael Dominguez explained that it is not a blanket hiring freeze but a way to time the filling of vacancies based on how the budget is performing and what operations require. He said the projected savings of about \$1.2 million is somewhat aggressive, but he is comfortable with it.

Councilmember Miller cautioned that the City still faces a deficit and continues to rely on reserves to cover ongoing expenses. She asked for a closer review of leases, fees, revenue-generating programs, events, and departmental expenses to ensure costs are being adequately offset by revenue. She stressed that deeper evaluation of revenue sources such as parking and dock fees is needed to prevent future budget challenges.

Councilmember Evans expressed appreciation for the significant work completed by staff since the previous Council budget workshop, recognizing the efforts of the Finance Department team, other Department Heads, and the City Administration. She thanked everyone involved for their preparation and dedication in developing the information and recommendations presented for the Council's consideration.

Councilmember Wood suggested holding another workshop before finalizing the budget. Mayor Gookin responded that there is a tight timeline since there is also an appeal hearing before the September 1 Council meeting.

On the projected tax rate, Councilmember Miller clarified that the \$66.00 estimate applies only to the City of Coeur d'Alene line on a tax bill, not all taxing districts combined. Councilmember English asked why the slide during the budget workshop showed a \$30 increase, and Ms. Ebner clarified that she had initially used an optimistic assumption about total citywide market value that proved too high; after plugging in the actual County valuation, the correct figure is \$66.00 (roughly \$5.50 per month). Mayor Gookin added that, while many residents may be frustrated by tax increases, the City's property tax growth remains well below the rate of inflation and the rising costs of everyday expenses such as groceries and fuel. He noted that departments have done an excellent job controlling costs and delaying major purchases despite increasing expenses. He noted the significant costs associated with maintaining facilities and equipment, expressing appreciation for staff's efforts to manage resources responsibly while continuing to meet the community's needs.

**MOTION:** Motion by Evans, seconded by Wood, to approve **Resolution No. 26-064** – Approving the setting of a public hearing for September 1, 2026, and setting the high dollar amount (\$155,307,037.00) for expenditures for the 2026-2027 Fiscal Year Financial Plan (Annual Appropriation).

**ROLL CALL:** Miller Aye; Sheckler Aye; English Aye; Wood Aye; Evans Aye. **Motion carried.**

#### **RESOLUTION NO. 26-065**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO, EXPRESSING OPPOSITION TO THE CONSTRUCTION, DEVELOPMENT, EXPANSION, OR APPROVAL OF DATA CENTER FACILITIES WITHIN THE CITY LIMITS UNTIL THE CITY COMPLETES FURTHER ANALYSES, STUDIES, AND POLICY REVIEWS.



**DISCUSSION:** Mayor Gookin explained that Councilmembers Wood and English approached him regarding concerns on data center facilities. Councilmember Wood noted strong support on the proposed resolution, saying it reflects the community's values and the need to protect shared resources like the aquifer. She noted many citizens assumed such facilities wouldn't be appropriate here and said she intends to take this resolution language to the County and City of Post Falls to urge a coordinated regional stance. Councilmember English agreed, calling the Resolution a firm but not permanently closed position against data center facilities until clear safeguards are in place.

Community Planning Director Hilary Patterson explained that data centers would likely be treated as extensive impact uses, requiring a special use permit in C-17 and Light Manufacturing zones and allowed by right only in the small manufacturing-zoned areas the City has, most of which are already developed. She said she will consult with other communities and bring back best-practice recommendations, noting that the existing code already gives the City some control through the special use permit process.

Mayor Gookin explained that the proposed Resolution simply states the Council is not supportive of data center development at this time and directs staff to come back with more information and analysis before anything is considered. He clarified, after checking with Planning and Legal, that the current code leaves very few suitable locations in the city limits, and that a data center would generally have to go through a special use permit process, ultimately returning to the Council on appeal. In his view, the Resolution signals the City's concern and desire for more study while preserving due process.

City Attorney Randy Adams explained that, under the existing zoning code, extensive impact uses are only allowed in three zones: C-17 and Light Manufacturing (with a special use permit), and Manufacturing, where they are allowed by right without a special use permit. Ms. Patterson added that the City has very limited land in the Manufacturing zone category.

Councilmember English warned that the legislature could preempt local authority on this issue, so it will be important for both the City and the public to press Legislators about their positions.

**MOTION:** Motion by Wood, seconded by Miller, to approve **Resolution No. 26-065** - Expressing opposition to the construction, development, expansion, or approval of data center facilities within the City limits, until the City completes further analysis, study, and policy review.

**ROLL CALL:** Sheckler Aye; English Aye; Wood Aye; Evans Aye; Miller Aye. **Motion carried.**

### **RESOLUTION NO. 26-066**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO,  
APPROVING AN AMENDMENT TO THE CITY OF COEUR D'ALENE EMPLOYEE  
BENEFIT TRUST IRREVOCABLE TRUST AGREEMENT

**STAFF REPORT:** City Attorney Randy Adams discussed that the City of Coeur d'Alene created a self-funded health insurance plan in 2019, operated through an independent Employee Benefit

Irrevocable Trust, with Trustees serving as fiduciaries for employees and their dependents. He noted that paragraph 7.2 does allow amendments if approved by both the Trustees and the City as Plan Sponsor. He noted that Article 5, especially paragraph 5.4, addresses how successor Trustees are appointed when a Trustee dies, resigns, is removed, or becomes unable to serve. Historically, the remaining Trustees recommend a successor and the Council approves, but the language in 5.4 is vague about who actually selects the successor. After a recent resignation and a situation where the Mayor questioned whether he could appoint someone other than the Trustees' recommended candidate, the Trustees met on July 20 and unanimously approved an amendment clarifying that appointments are made by the Trustees, with notice to the Department of Insurance. Mr. Adams noted that state law and the trust agreement require the Trust to be managed independently from city government, that the Department of Insurance has final approval authority over successor Trustees, and that the proposed amendment is intended to protect that independence by removing direct political control over Trustee selection.

**DISCUSSION:** Mayor Gookin noted that the City Council originally created the Employee Benefit Trust and has historically played an oversight role by confirming trustee appointments recommended by the Mayor. He questioned whether the proposed amendment would eliminate that layer of Council oversight for trustee appointments while still allowing the Council to amend the Trust Agreement. Mr. Adams clarified that the amendment only changes the process of appointing successor trustees and does not affect the separate process for amending the Trust Agreement. He explained that trust amendments generally originate with the Trustees, who must review and approve them before they can be submitted to the Idaho Department of Insurance, although the Mayor or Council may request that trustees consider specific changes. When asked what would happen if the Council rejected a proposed successor trustee under the current process, Mr. Adams said state law is unclear regarding who selects successor trustees, but Trustees would likely return with another recommendation. Mayor Gookin further observed that, under the proposed amendment, future trustee nominations would no longer come before the Council. Mr. Adams confirmed that instead, the City Administrator would notify the Department of Insurance of the appointment.

Councilmember Sheckler noted that a successor trustee is appointed by written notice from the City as Plan Sponsor, and that Trustees then file the paperwork with the Department of Insurance within 30 days. He asked whether any statute or case law requires Trustees, not the City, to choose successors. Mr. Adams stated that the law only speaks to written notice and explained that the proposed amendment intent is to clarify who actually brings the name forward. He added that the statute repeatedly says that the Trust is independent and managed independently of the City. Councilmember Sheckler commented that it is appropriate for the City, which is the Mayor and Council, as the Plan Sponsor to retain the authority to make the appointment as a guardrail. Councilmember Wood argued that this is about governance and she would resist giving up Council authority over appointments. She believes Trustees are autonomous once appointed. As elected officials responsible for City governance, she believes one of their core roles is to approve appointments and removing that authority is unnecessary.

Councilmember Miller noted that the City as Plan Sponsor was meant to create the initial board and then serve mainly as an administrative sponsor while the Trustee Board operates independently on behalf of employees; if Trustees unanimously select a candidate they believe meets their

fiduciary duties, she asked why the City wouldn't simply trust that choice. She requested for more legal clarify, ideally from the Department of Insurance before changing language that could affect the entire operating structure of the Trust. Councilmember Evans supported getting more information.

**FIRST MOTION:** Motion by Miller, seconded by Wood, to table **Resolution No. 26-066** – Amendment to the City of Coeur d'Alene Benefit Trust Irrevocable Trust Agreement, and to seek more information and seek clarification from the Department of Insurance.

**DISCUSSION:** Councilmember Wood commented that it is not about the language but the process on who makes the appointment. She reiterated that she rejects the language that takes away the authority of the Council to approve an appointment. Councilmember Sheckler agreed, arguing that the Department of Insurance has already approved where successors are appointed by written notice from the City as Plan Sponsor and that outside legal input can't substitute for Council's own policy choice. Councilmember Miller suggested keeping the amendment language on the table so the Department of Insurance can review it before the Council acts upon it. Mr. Adam noted that they could instead simply ask the Department for clarification about what state law says on who may appoint Trustees. Mayor Gookin pointed out that the draft amendment omits any explicit Council-approval step.

Councilmember Miller explained that her motion is to table the amendment for more information, potentially by having the Trustees or City seek clarification from the Department of Insurance. She noted that this issue only surfaced because of a conflict over a specific appointee, and she wants clear guidance on what should happen if Trustees and Council disagree again, if Trustees propose a successor Trustee the Council does not support. Since the current agreement does not spell out how such conflicts are to be resolved, her goal is to pause action until they understand the proper process for handling those situations. Councilmember Wood stressed that their issue is who decides on the appointment, and she would like it to remain with Mayor and Council.

**Motion failed.**

**SECOND MOTION:** Motion by Wood, seconded by Sheckler, to reject **Resolution No. 26-066** – Amendment to the City of Coeur d'Alene Benefit Trust Irrevocable Trust Agreement

**DISCUSSION:** Mayor Gookin stated that he agrees that the Trustees should make the appointment, but they should bring it forward to Council as they have in the past. Councilmember Wood supported that Trustees bring forward a name for appointment. Councilmember Miller requested clarification if the language is not changed. Mayor Gookin explained that the Council's direction is that Trustees will select a successor, and that recommendation will then come to Council for approval, consistent with past practice. Councilmember Sheckler pointed out that two distinct issues are in play: rejecting the proposed amendment language and deciding how to interpret the current agreement. He supported rejecting the amendment because it would strip Council authority but suggests that if Council wants to formalize an interpretation of the existing language, that should be handled as a separate motion.

**ROLL CALL:** Sheckler Aye; English Aye; Wood Aye; Evans Aye; Miller Aye. **Motion carried.**

**THIRD MOTION:** Motion by Sheckler, seconded by Wood, to solicit nominations from Trustees for appointment to the City of Coeur d’Alene Benefit Trust, for consideration at the next Council meeting to fill the position of successor Trustee.

**DISCUSSION:** Councilmember Wood asked whether the Trustees will now be instructed to bring one name forward for Council consideration; Mayor Gookin explained that the Trust, as an independent entity, should select a candidate and present the name to Council for approval, as has been done in the past. Councilmember Evans asked for clarity on what happens if Council and trustees disagree. Mayor Gookin explained that if Council rejects a nominee, the Trustees would be expected to return with another candidate. Councilmember Sheckler adds that, legally, appointments are still made by the City as Plan Sponsor, so Council retains ultimate appointment authority, but as a matter of best practice they should give strong deference to Trustee recommendations. Councilmember English asked what would happen if Council wanted to substitute its own nominee, and Mayor Gookin replied that under the code of appointments, the Mayor could then nominate someone else and, if the Mayor does not, Council could advance a name. He added that any concerns about trustee eligibility or appointments could be addressed if they arise in the future. He also highlighted that the current trustees are all key City employees and expressed concern regarding the Trust’s independence, questioning how independent it can be when several Trustees hold significant leadership roles within the City.

**ROLL CALL:** Sheckler Aye; English Aye; Wood Aye; Evans Aye; Miller Aye. **Motion carried.**

#### **RESOLUTION NO. 26-067**

A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING AND AMENDING CERTAIN CITY FEES FOR SERVICES PURSUANT TO IDAHO CODE §§ 63-1311 AND 63-1311A AS PROPOSED BY THE BUILDING, LIBRARY, PLANNING, STREETS & ENGINEERING, AND WATER DEPARTMENTS.

**STAFF REPORT:** Municipal Services Director Renata McLeod explained that the proposed fee amendments for the Building, Library, Planning, Streets & Engineering, and Water Departments are intended to ensure City fees more accurately recover the actual costs of providing services, as required by Idaho law. The most significant changes include updates to building permit, plan review, inspection, appeal, and abatement fees to reflect increased staffing, technology, and service costs; adoption of current International Code Council building valuation data; adjustments to library 3D printing fees based on material costs; increased planning and development application fees and in-lieu parking fees that have not been updated in many years; elimination of short-term rental permit fees due to legislative changes; new engineering fees for third-party traffic impact analysis reviews and subdivision construction drawing reviews; and water utility fee adjustments related to backflow testing, delinquent accounts, bulk water use, and unauthorized operation of water facilities. The amendments are designed to align fees with actual service costs, improve cost recovery, and reduce the burden on taxpayers while maintaining compliance with state requirements. Ms. McLeod recommended that Council approve the proposed fee schedule amendments and conduct the required public hearing.

**DISCUSSION:** Councilmember Miller sought clarity about the fee in lieu of parking, noting that she has received comments on it. She inquired how often it's used and how it originated. Planning Director Hilary Patterson explained that she can think of only two projects that have used the fee, that current rates are well below market, and that the fees are set aside as required by code. She recommends raising the fee now to bring it up to an appropriate level while Council later decides whether to keep, modify, or eliminate the program, noting that with today's assessed values, a properly calculated fee could run up to \$35,000. Mayor Gookin explained that the program began in 2008 as a way to bank parking spaces using a fee, but tracking of earlier funds was lost when a budget line item was removed; he supports updating the fee, and then Council will discuss later if it's a good idea to keep it. Councilmember Miller stated she supports the increase but wants the Council to retain the option to reconsider the policy. Councilmember Wood agreed, saying she is very concerned about continuing the program, supports raising the fee for now, but believes that while it may have made sense in 2008, it may no longer be appropriate in 2026.

**PUBLIC TESTIMONY:** Mayor Gookin opened the public testimony portion of the hearing. With no comments received, Mayor Gookin closed public testimony.

**DISCUSSION:** Councilmember Wood noted that City fees have intentionally been kept low to balance economic development with budget responsibilities and asked whether staff compared proposed increases with nearby jurisdictions. Ms. McLeod stated that each department has made regional comparisons and that Building Official Ted Lantzy specifically reviewed building fees, met with the North Idaho Building Contractors Association (NIBCA), and benchmarked against cities including Post Falls, Hayden, Moscow, Rathdrum, and Kootenai County. Mr. Lantzy explained that Coeur d'Alene has historically been low on building fees, has only updated its building valuation schedule in 2018 and 2021, and that the new proposed fees are consistent with International Code Council valuation data.

Councilmember Miller asked why the bulk water use fees are so low and what they cover. Water Assistant Director Glen Poelstra explained that bulk water fees are primarily for contractors who fill water trucks for construction, dust control, and similar uses, charged per 1,000 gallons. He emphasizes this is not a revenue program but a public health protection tool by requiring use of metered, backflow-protected stations instead of ad-hoc hoses on hydrants, the City reduces contamination risk. The goal is to break even, not profit. He added that some of the bulk-fill equipment is now outdated and no longer serviceable, so fee adjustments help support upgrades and meter reading, and the program also serves some external customers whose water systems are failing outside city limits.

Ms. Patterson explained that for planning, staff benchmarked fees against nearby jurisdictions and found that many cities charge separately for subdivision plat applications, detailed improvement plan review, and final plats, whereas Coeur d'Alene has largely charged only up front. She noted that a new improvement plan review fee is proposed because multi-department review of subdivisions over five lots is time-intensive, and comparison shows that even with increases, a 50-lot subdivision here would cost about \$7,000, versus roughly \$10,600 in Post Falls, \$7,000 in Hayden, \$20,500 in Rathdrum, and \$11,000 at the County. She added that proposed increases for annexations, comp plan amendments, PUDs, and special/conditional use permits still leave Coeur d'Alene generally in line with neighboring cities' fees.

**MOTION:** Motion by Wood, seconded by English, to approve **Resolution No. 25-067**, amending City fees for services as proposed by the Building, Library, Planning, Streets & Engineering, and Water Departments.

**DISCUSSION:** Councilmember Miller shared feedback from contractors that while they accept the need for higher fees after a long freeze, what harms them most is back-to-back increases a year or two apart, because their projects are planned far in advance and sudden changes disrupt budgeting and profitability. She urged Council to be confident that the new levels aren't too low, to avoid needing another quick jump. Councilmember Wood stated that this is really a policy issue for Council, suggesting they commit not to revisit fee hikes for several years or adopt a regular, predictable schedule so contractors can anticipate and budget for future increases. Councilmember Miller agreed to have a more predictable schedule for fee increases.

**ROLL CALL:** English Aye; Wood Aye; Evans Aye; Miller Aye; Sheckler Aye. **Motion carried**

#### (LEGISLATIVE) COMMUNITY DEVELOPMENT BLOCK GRANT – PLAN YEAR 2026 ANNUAL ACTION PLAN

**STAFF REPORT:** Community Development Block Grant (CDBG) Specialist Sherrie Badertscher explained that the Plan Year 2026 Annual Action Plan (AAP) outlines how the City of Coeur d'Alene will allocate its Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). The City expects to receive \$272,696.00 in FY 2026 CDBG funds, plus \$4,865.00 in reprogrammed funds from prior years, for a total budget of \$277,561.00. Following a public forum, online survey, and a 33-day public comment period, the plan proposes funding community priorities including \$143,000.00 for the Emergency Minor Home Repair and Accessibility Improvement Program (EMRAP), \$60,022.00 in Community Opportunity Grants for McKinney-Vento student support services, emergency rental assistance, Lake City Center HVAC replacements, and rehabilitation of St. Vincent de Paul's Women and Children's Emergency Shelter, as well as \$20,000.00 for Lake City Center's Meals on Wheels program and \$54,539.00 for program administration. Approval of the AAP will allow staff to incorporate public comments, submit the plan to HUD for review, and move forward with implementation and grant agreements once funding becomes available. Ms. Badertscher recommended Council approve submission of the Plan Year 2026 Annual Action Plan to HUD.

**PUBLIC TESTIMONY:** Mayor Gookin opened the public testimony portion of the hearing.

Scott Ferguson, Coeur d'Alene, Executive Director of St. Vincent de Paul North Idaho, expressed support for the comprehensive plan and the proposed completion of the Women and Children Emergency Transition Shelter. He noted that approximately 210 individuals and families used the shelter last year, with 86% obtaining permanent housing within 90 days. He emphasized that the funding would enhance critical services, provide compassionate care, and help individuals achieve long-term housing stability and self-sufficiency.

Nancy Philips, Coeur d'Alene, Executive Director of Lake City Center, expressed support for CDBG funding to replace the facility's aging heating and cooling systems. She highlighted the

center's role as a community hub offering meals, educational, wellness, and social programs, and noted that improved HVAC systems would provide greater comfort for those served.

Heather Somers, Coeur d'Alene, Executive Director of Elementary Education and General Programs for Coeur d'Alene School District, expressed support for the grant funding for the McKinney-Vento program, which provides emergency housing assistance for homeless families. She highlighted a significant community gap in housing options for families with adolescent boys and noted that the grant helps keep families together during housing crises. Last year, the funding served eight families, 29 individuals, and 15 students, providing short-term housing while permanent solutions were secured.

With no other comments received, Mayor Gookin closed public testimony.

**DISCUSSION:** Councilmember Sheckler recused himself from the roll call due to conflict of interest. Councilmember Wood thanked those who provided public testimony and emphasized that, while the Council takes the final formal action, the real heavy lifting in determining the greatest community needs was done by City staff. She offered strong appreciation to staff for the thorough work.

**MOTION:** Motion by Evans, seconded by Wood, to approve the Community Development Block Grant (CDBG) Plan Year 2026 Annual Action Plan.

**ROLL CALL:** Wood Aye; Evans Aye; Miller Aye; Sheckler Aye; English Aye. **Motion carried.**

**EXECUTIVE SESSION: MOTION:** Motion by Evans, seconded by Miller, to enter into Executive Session Pursuant to Idaho Code § 74-206A(1)(a) - to consider a labor contract offer or to formulate a counteroffer.

**ROLL CALL:** Wood Aye; Evans Aye; Miller Aye; Sheckler Aye; English Aye. **Motion carried.**

The Council entered into Executive Session at 8:46 p.m. Those present were the Mayor, City Council, City Administrator, City Attorney, Finance Director, and Human Resources Director. Council exited Executive Session at 9:29 p.m.

**RECESS:** Motion by Evans, seconded by Wood, to recess to August 5, 2026, at 6:00 P.M. at North Idaho College Driftwood Bay Room, Edminster Student Union Building, 495 N. College Dr, Coeur d'Alene, for a Joint Workshop with North Idaho Board of Trustees. All in favor. **Motion carried.**

The meeting ended at 9:30 p.m.

ATTEST:

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Daniel K. Gookin, Mayor

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Jo Anne Mateski  
Executive Assistant

MINUTES OF A CONTINUED MEETING OF THE CITY  
COUNCIL OF THE CITY OF COEUR D' ALENE, IDAHO,  
HELD AT THE EDMINSTER STUDENT UNION BUILDING DRIFTWOOD BAY ROOM,  
NORTH IDAHO COLLEGE

August 5, 2026

The Mayor and Council of the City of Coeur d'Alene met in a continued session with the North Idaho College Board of Trustees at the Edminster Student Union Building Driftwood Bay Room, North Idaho College (NIC), on August 5, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

|               |                              |
|---------------|------------------------------|
| Amy Evans     | ) Members of Council Present |
| Dan Sheckler  | )                            |
| Dan English   | )                            |
| Kiki Miller   | )                            |
| Christie Wood | )                            |

|               |                            |
|---------------|----------------------------|
| Kenny Gabriel | ) Member of Council Absent |
|---------------|----------------------------|

Nick Swayne, North Idaho College President

|                        |                                                    |
|------------------------|----------------------------------------------------|
| Tarie Zimmerman, Chair | ) Members of North Idaho College Board of Trustees |
| Mary Havercroft        | )                                                  |
| Rick Durbin            | )                                                  |
| Brad Corkill           | )                                                  |
| Eve Knudtsen           | )                                                  |

**CITY STAFF PRESENT:** Randy Adams, City Attorney; Renata McLeod, City Clerk/ Municipal Services Director; Hilary Patterson, Community Planning Director; Adam Rouse, Parks & Recreation Director; and Jo Anne Mateski, Mayor's Executive Assistant.

**North Idaho College (NIC) STAFF PRESENT:** Tom Greene, Chief Marketing Communications & Government Relations Officer; Gwen Cash-James, Provost; Meagan Snyder, Chief Human Resources Officer; Shawn Noel, Athletics & Recreation Director; and Sarah Garcia, Vice President for Finance and Business Affairs; Riel Anderson, NIC Foundation Alumni Relations and Director of Development; Suzy Scura, NIC Board Clerk; and Kristin Howard, Interim Executive Assistant to the President.

**OTHERS PRESENT:** Jeanette Laster, HREI Executive Director and Tony Stewart, KCTFHR Secretary



**CALL TO ORDER:** Mayor Gookin called the meeting to order and introduced Council and city staff. Chair Zimmerman called the meeting to order and introduced the Board of Trustees. North Idaho College (NIC) President Nick Swayne introduced the NIC staff present in the meeting.

Mayor Gookin noted that the purpose of the meeting was to provide an opportunity for the NIC Board of Trustees and the City Council to discuss shared goals and priorities.

**DISCUSSION:** President Swayne stated that it's a great idea to get together for a discussion on topics where strategic interests of the City and the College intersect. He identified plans for a new arena or event center to replace the aging Christianson Gym, potential opportunities involving the HREI building, use and management of Memorial Field, and concerns regarding the dike road (Rosenberry Drive) and the adjacent beach area, future placement of the Chief Morris Antelope sculpture, and considerations for expanding both traditional and non-traditional student housing on campus. Mayor Gookin added the Firefighter program and Police Post Academy.

#### Events Center

President Swayne discussed a concept to replace the Christianson Gym with a 5,000-seat arena that would double as a community event center. NIC only needs it for 49 days a year for their graduation and sporting events, and the rest can be rented out for concerts, tournaments, and statewide events. A rough estimate of cost is between \$40–\$50 Million, the project would likely require raising about half the cost through sponsorships and financing the rest, supported in part by forming an Auditorium District funded by a public approved hotel tax. The College may seek a City Council Resolution expressing conceptual support for an events center project in the proposed District, contingent upon meeting fundraising goals. Councilmember Miller and City Attorney Randy Adams clarified that any income of the Auditorium District would remain in the District. President Swayne added that revenues would flow to a separate operating entity with NIC and City representation. Councilmember Wood stated strong countywide interest and need for an events facility. Mayor Gookin stated that the City would be supportive.

Community Planning Director Hilary Patterson explained that University District zoning already allows an event center use, but the City would need to review the existing Planned Unit Development (PUD), set appropriate parking requirements, and likely make some minor amendments to the PUD and possibly the zoning language. Mayor Gookin also added the impact on traffic would need to be reviewed.

Councilmember Miller clarified that she is in support of the proposed event center and that earlier concerns stemmed from a previous feasibility study showing a city-sponsored performing arts center could lose about \$350,000 annually. She expressed excitement for the current event center concept and believed an Auditorium District offers promising potential.

Trustee Corkill inquired if there are interest in sponsorships, with President Swayne noted that contributions in the range of \$10 Million may be possible.

### Human Rights Education Institute (HREI) Building

Mayor Gookin explained that the HREI building is the historic former battery terminal for the old electric railroad and one of the oldest remaining downtown structures, which the City doesn't want to demolish despite its significant maintenance needs. He noted the City recently secured a \$60,000 grant for some remediation and explained there are legal constraints: a small corner sits on Bureau of Land Management (BLM) land, so the City cannot simply sell it without triggering federal requirements. Instead, he floated the idea that NIC could assume use and maintenance of the building under an agreement.

President Swayne stated that NIC is interested in exploring use of the HREI building, noting it could host things like classes and activity space, but only if the value of the space justifies the maintenance burden. He stressed they do not want to displace HREI or its nonprofit partners, so any arrangement would need a clear MOU between the City and NIC.

HREI Executive Director Jeanette Laster noted that HREI is already a heavily used community hub, hosting NIC, the City, and about 36 nonprofits each year, many of which rely on low- or no-cost space for trainings, events, and resource fairs. She stressed that while HREI is open to partnership with NIC, they do not want to be displaced, nor do they want their nonprofit partners and community users displaced, because comparable free or low-cost space is essentially unavailable elsewhere. Ms. Laster also explained the challenging financial and maintenance history of the historic building: HREI previously carried full maintenance responsibilities under an older lease, which is unrealistic for a single nonprofit given the building's age and repair needs, and they now operate under a sliding-scale lease and rely on fundraising and past capital investments to keep the facility viable.

Councilmember English suggested that any future arrangement must be built around user fees or contributions that help cover maintenance and operations. Councilmember Wood stated that HREI should not be displaced, because its mission and the historic building are important to the city's character. She acknowledged that HREI is under pressure as lease payments begin soon and that maintaining the building is hard for a single organization. In her view, education belongs with the NIC, so she supports exploring a partnership where NIC uses the building, HREI remains in place, and the city is relieved of direct landlord duties. Mayor Gookin recommended that NIC evaluate the HREI building and conduct an assessment in collaboration with city staff and Ms. Laster.

### Memorial Field

President Swayne explained that because the field level is so close to the lake level, the infield stays wet and unusable, forcing NIC to play games in Worley; he proposed turfing the infield and improving drainage, at an estimated cost of \$500,000–\$750,000, but said NIC cannot justify that investment without some control over scheduling and use.

Parks and Recreation Director Adam Rouse explained that Memorial Field is still actively used for city summer softball and youth baseball on a weekly basis, and that its main problems stem less from lake level and more from construction legacy and soil conditions hinder drainage despite some drain work done last year. He suggested there may be cheaper infield remediation

options than full turf. He emphasized that the City is open to partnership with NIC but cannot support arrangements that give NIC exclusive control and displace existing community users. He noted that previous draft MOUs between the City and NIC already went into substantial detail on responsibilities and that, from his perspective, the key is to refine those agreements, so the field remains a shared asset.

Mayor Gookin suggested continued exploration of partnership opportunities between the City and NIC that could provide financial benefits and help offset maintenance costs. Councilmember Wood and Councilmember Miller supported the idea to return to the table and find common ground.

### Dike Road

President Swayne noted that NIC spends about \$75,000 each summer cleaning the beach, bathrooms, and area along the road, and that the road itself needs significant attention from the City. He floated a parking-based model similar to downtown, using license-plate or barcode scanner so non-Kootenai County visitors pay to park, while local residents either park free or at a reduced rate in designated areas. His goal is to create a shared revenue stream from parking that would help fund both city road maintenance and NIC's beach operations, without adding new direct taxes on local residents. He asked the City to explore what is legally possible and whether the City would need to authorize NIC to charge for parking along the dike.

Councilmember Wood agreed to explore collaborative solutions between NIC and the City. Mayor Gookin stated that the Streets Department is aware of the roadway condition, but funding limitations have delayed improvements. Potential options discussed included repairing the road, striping for parking spaces, and implementing a two-hour parking limit to better manage use.

Councilmember Miller suggested for NIC to meet with Diamond Parking to talk about possible solutions.

### Chief Morris Antelope

President Swayne noted that the sculpture's current location behind a guardrail near Rosenberry Drive is hard to see and not fully satisfactory to the Tribe and suggested exploring relocation. Mayor Gookin shared that the sculpture has already been moved in the past and that prior efforts to relocate it were complicated. Councilmember Evans noted the placement was important to the Tribe, as they were very involved in the creation. Mr. Rouse confirmed the sculpture is part of the City's public art collection and said there may be capacity within the public art maintenance budget to help with relocation costs. Mayor Gookin suggested including this concern in the agenda for the next Arts Commission meeting.

### Discussion:

Councilmember Miller asked if the Dormitory Housing Commission is still active. She noted that there is a housing-focused gathering on August 20th and said she wants to ensure she is sharing available attainable-housing resources and tools with the Commission. Her goal is to make sure

NIC's housing group has full visibility into local housing programs and options as they study additional dorm capacity and non-traditional student housing.

Councilmember Miller stated that she would like for NIC and the City to create stronger partnerships with legislative issues. President Swayne stated that they will host a Legislative meet and greet again and invited Council to participate.

Councilmember Miller also brought up rumors about the instability between NIC and Coeur d'Alene Summer Theater. President Swayne explained that Coeur d'Alene Summer Theatre is one of three sponsored cultural programs of NIC. He emphasized there is no current intent to sever ties and that NIC is working on an updated MOU. He also noted that while NIC must recover direct costs such as facilities and sound system upgrades, the College remains committed to maintaining these arts partnerships.

Councilmember Sheckler expressed caution about the HREI building arrangement, warning that there seems like institutional mission creep when institutions share space even with a well written MOU. He noted that Boards, Councils, and College Presidents all change with time. Because HREI is so important to the community, he has reservations about arrangements that might weaken that institution. President Swayne stated that NIC and the City need to figure out a way to make it work that is beneficial to all concerned.

Mayor Gookin reiterated that the City is fortunate to partner with NIC on the Firefighter program and support for the Police Post Academy. President Swayne shared ongoing effort and challenges to secure funding for a dedicated law enforcement training facility.

**ADJOURNMENT: MOTION:** Motion by Councilmember Miller, seconded by Councilmember English, that there being no further business of the City Council, this meeting be adjourned.  
**Motion carried.**

The meeting adjourned at 7:21 p.m.

ATTEST:

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Daniel K. Gookin, Mayor

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Jo Anne Mateski  
Executive Assistant

August 10, 2026  
**GENERAL SERVICES COMMITTEE**  
**MINUTES**  
**12:00 p.m., Library Community Room**

**COMMITTEE MEMBERS**

Council Member Amy Evans, Chairperson  
Council Member Christie Wood  
Council Member Dan English

**STAFF**

Michael Dominguez, City Administrator  
Randy Adams, City Attorney  
Chris Bosley, City Engineer, Streets & Engineering Department  
Juanita Knight, Senior Legal Assistant

**Item 1.        Approval of ITD-prepared resolution and State/Local Agreement for the construction of the Ramsey Road traffic signal upgrades.**  
**(Consent Resolution)**

Chris Bosley, City Engineer, requested Council approval of a State/Local Agreement for the Ramsey Road traffic signal upgrades. He explained that the City was awarded a \$1,235,158 grant in September 2023 to upgrade traffic signals along Ramsey Road and construct a new traffic signal at Wilbur Avenue. The project includes upgraded signal detection, ADA improvements, and signal coordination to improve traffic flow. The grant is administered by the Local Highway Technical Assistance Council (LHTAC), and the Professional Services Agreement is required for LHTAC to advertise the project for bids. Construction is anticipated to begin in spring 2026. The City's estimated construction match of \$116,626.00 will be funded from the existing project budget. Approval of the ITD State/Local Agreement will allow LHTAC to advertise for bids and proceed with construction.

**MOTION: by Wood, seconded by English, to recommend that Council approve the ITD-prepared resolution and State/ Local Agreement for the construction of the Ramsey Road traffic signal upgrades. Motion Carried.**

**Item 2.        Approval of the updated and new Standard Drawings for public works construction.**  
**(Consent Resolution)**

Chris Bosley, City Engineer, requested Council approval of updated and new Standard Drawings for public works construction. He explained that the City's Standard Drawings provide guidance for public works projects to ensure compliance with City, federal, state, and local requirements, promote long-term durability, and support ongoing maintenance by City departments. The last update was approved by the City Council in 2024. Revisions were developed with input from City inspectors, contractors, and departments involved in public works construction. The updated drawings will replace the current versions on the City's website. All revisions were completed by City staff, and there is no financial impact to the City.

**MOTION: by English, seconded by Wood, to recommend that Council approve the updated and new Standard Drawings for public works construction. Motion Carried.**

**Item 3.           Approval of replacement of outdated and unsupported access control system for the secured parking area of the 3rd Street Parking Garage in an amount not to exceed \$32,300.00.**  
**(Consent Resolution)**

Randy Adams, City Attorney, presented a request from the Parks & Recreation Department for Council authorization to replace the outdated access control system for the secured parking area of the 3rd Street Parking Garage at a cost of \$32,300. He explained that the existing system, installed with the original garage construction in 2017, is no longer supported by the manufacturer and experiences frequent failures that prevent monthly permit holders from accessing the garage and their vehicles. Each failure requires Building Maintenance staff to perform an on-site reset, resulting in service interruptions and customer inconvenience. The replacement system will utilize current software and firmware, support ongoing updates, and include a standalone operating mode that continues to function during internet outages, automatically reconnecting once service is restored. These improvements will enhance system reliability, reduce maintenance response time, and ensure uninterrupted access for paying patrons. The \$32,300 project cost, including materials and labor, will be funded through the Parking Fund. The new system also includes a monthly subscription fee of \$1,258.39, which will be paid by Diamond Parking under the City's existing agreement.

**MOTION: by Wood, seconded by English, to recommend that Council authorize the replacement of the outdated and unsupported access control system for the secured parking area of the 3rd Street Parking Garage in an amount not to exceed \$32,300.00. Motion Carried.**

**Item 4.           Approval of replacement of three (3) failing building boilers at the Police Station in an amount not to exceed \$70,000.00.**  
**(Consent Resolution)**

Randy Adams, City Attorney, presented a request from the Parks & Recreation Department for Council authorization to replace the three failing boilers at the Police Station at a cost of \$70,000. He explained that the boilers, installed around 2010, are no longer reliably supported after the manufacturer ceased operations in November 2025. Two of the three units remain operational but at limited capacity, and replacement parts are increasingly unavailable. Replacing the boilers will improve reliability, safety, energy efficiency, and long-term maintainability, while reducing the risk of heating failures during the winter months. The replacement will require a \$70,000 increase to the current year's routine maintenance mechanical budget.

**MOTION: by Wood, seconded by English, to recommend that Council authorize the replacement of three (3) failing building boilers at the Police Station in an amount not to exceed \$70,000.00. Motion Carried.**

Recording of the meeting can be found at: <https://www.youtube.com/live/Jn1vXJ2EeZc?si=KQYvmsJRPLxlzb83>

The meeting adjourned at 12:10 p.m.

Respectfully submitted,  
*Juanita Knight*  
*Senior Legal Assistant*  
Recording Secretary



**City of Coeur d'Alene  
Cash and Investments  
7/31/2026**

| Description                                       | Balance               |
|---------------------------------------------------|-----------------------|
| <b>U.S. Bank</b>                                  |                       |
| Checking Account                                  | \$ 236,330            |
| Checking Account                                  | 94,138                |
| Checking Account                                  | 13,441,410            |
| Investment Account - Police Retirement            | 432,020               |
| Investment Account - Cemetery Perpetual Care Fund | 1,352,891             |
| <b>Idaho State Investment Pool</b>                |                       |
| State Investment Pool Account                     | 55,678,668            |
| State Investment Pool Account - Bond Proceeds     | 9,609,400             |
| <b>Spokane Teacher's Credit Union</b>             |                       |
| Certificate of Deposit                            | 4,561,946             |
| <b>Numerica Credit Union</b>                      |                       |
| Certificate of Deposit                            | 14,489,378            |
| Money Market                                      | 17,490,133            |
| <b>Cash on Hand</b>                               |                       |
| Treasurer's Change Fund                           | 1,350                 |
| <b>Total</b>                                      | <b>\$ 117,387,663</b> |

**I hereby swear under oath that the amounts reported above, on the cash basis are true and correct to the best of my knowledge.**

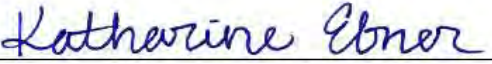
Katharine Ebner, Finance Director, City of Coeur d'Alene, Idaho



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

| FUND NAME                             | BALANCE 6/30/26 | RECEIPTS      | DISBURSEMENTS | BALANCE 7/31/26 | 7/31/2025  |
|---------------------------------------|-----------------|---------------|---------------|-----------------|------------|
| General-Designated                    | \$ 3,497,320    | \$ 107,741    | \$ 94,549     | 3,510,512       | 4,264,844  |
| General-Undesignated                  | 8,650,612       | 16,353,028    | 11,193,433    | 13,810,207      | 16,907,281 |
| Special Revenue:                      |                 |               |               |                 |            |
| Library                               | (13,678)        | 744,067       | 174,219       | 556,170         | 386,772    |
| CDBG                                  | (26,856)        | 38,108        | 19,505        | (8,253)         | (8,511)    |
| Cemetery                              | (150,305)       | 28,252        | 37,769        | (159,821)       | 12,061     |
| Parks Capital Improvements            | 1,956,793       | 7,272         | 3,776         | 1,960,289       | 1,375,016  |
| Impact Fees                           | 10,884,221      | 292,096       | -             | 11,176,317      | 8,943,488  |
| Annexation Fees                       | 1,060,563       | -             | -             | 1,060,563       | 1,026,799  |
| American Recovery Plan                | -               | -             | -             | -               | 1,857,213  |
| Cemetery P/C                          | 1,376,515       | 7,600         | 3,570         | 1,380,545       | 1,310,244  |
| Jewett House                          | 166,625         | 20,230        | 8,139         | 178,716         | 156,544    |
| Street Trees / Reforestation          | 87,762          | 4,200         | 3,533         | 88,429          | 170,668    |
| Public Art Fund                       | 32,379          | -             | 120           | 32,259          | 65,893     |
| Public Art Fund - ignite              | 448,688         | -             | -             | 448,688         | 418,587    |
| Public Art Fund - Maintenance         | 191,408         | -             | 77            | 191,331         | 185,409    |
| Debt Service:                         |                 |               |               |                 | -          |
| 2015 G.O. Bonds                       | 991,194         | 642,148       | 1,483,750     | 149,592         | 145,580    |
| Capital Projects:                     |                 |               |               |                 | -          |
| Street Projects                       | 2,980,634       | -             | -             | 2,980,634       | 3,154,149  |
| 2025 Fire Department Bond             | 9,187,777       | 0             | 65,070        | 9,122,707       | -          |
| Riverstone Mill Site Project          | -               | -             | -             | -               | -          |
| Enterprise:                           |                 |               |               |                 |            |
| Street Lights                         | 60,392          | 69,428        | 20,865        | 108,954         | 74,955     |
| Water                                 | 5,602,255       | 971,328       | 613,115       | 5,960,468       | 2,935,581  |
| Water Capitalization Fees             | 7,554,335       | 302,043       | -             | 7,856,378       | 7,460,619  |
| Wastewater                            | 29,847,285      | 1,496,521     | 714,481       | 30,629,324      | 24,030,706 |
| Wastewater-Capital Reserve            | 6,696,000       | -             | -             | 6,696,000       | 6,696,000  |
| WWTP Capitalization Fees              | 12,411,346      | 462,018       | -             | 12,873,364      | 10,822,979 |
| WW Property Mgmt                      | 77,993          | -             | -             | 77,993          | 72,766     |
| Sanitation                            | 1,065,818       | 571,750       | 546,054       | 1,091,514       | 793,749    |
| Public Parking                        | 2,665,205       | 111,644       | 10,818        | 2,766,031       | 1,616,448  |
| Drainage                              | 1,212,821       | 88,074        | 60,847        | 1,240,048       | 1,033,327  |
| Wastewater Debt Service               | 323,751         | -             | -             | 323,751         | 1,029,115  |
| Fiduciary Funds:                      |                 |               |               |                 |            |
| Kootenai County Solid Waste Billing   | 328,714         | 326,332       | 328,714       | 326,332         | 336,527    |
| KCEMSS Impact Fees                    | 15,717          | 7,659         | 15,585        | 7,791           | 6,242      |
| Police Retirement                     | 463,228         | 66,025        | 22,935        | 506,318         | 495,953    |
| Sales Tax                             | 2,457           | 2,590         | 2,457         | 2,590           | 2,409      |
| BID                                   | 429,706         | 3,500         | -             | 433,206         | 432,867    |
| Homeless Trust Fund                   | 367             | 431           | 367           | 431             | 512        |
| City Employee - Fundraised for Events | 10,180          | 259           | 2,153         | 8,286           | -          |
| GRAND TOTAL                           | \$ 110,089,223  | \$ 22,724,342 | \$ 15,425,902 | 117,387,663     | 98,212,791 |

I hereby swear under oath that the amounts reported above, on the cash basis are true and correct to the best of my knowledge.

  
Katharine Ebner, Finance Director, City of Coeur d'Alene, Idaho





CITY OF COEUR D'ALENE  
BUDGET STATUS REPORT  
TEN MONTHS ENDED  
July 31, 2026

| FUND OR DEPARTMENT   | TYPE OF EXPENDITURE | ORIGINAL BUDGET | SPENT THROUGH | PERCENT EXPENDED |
|----------------------|---------------------|-----------------|---------------|------------------|
| Mayor/Council        | Personnel Services  | \$ 277,659      | \$ 229,142    | 83%              |
|                      | Services/Supplies   | 9,150           | 8,637         | 94%              |
| Administration       | Personnel Services  | 257,089         | 299,825       | 117%             |
|                      | Services/Supplies   | 2,590           | 1,335         | 52%              |
| Finance              | Personnel Services  | 882,574         | 725,569       | 82%              |
|                      | Services/Supplies   | 1,031,103       | 1,032,406     | 100%             |
| Municipal Services   | Personnel Services  | 1,897,474       | 1,488,348     | 78%              |
|                      | Services/Supplies   | 1,176,287       | 908,824       | 77%              |
|                      | Capital Outlay      |                 | -             |                  |
| Human Resources      | Personnel Services  | 406,714         | 329,695       | 81%              |
|                      | Services/Supplies   | 141,405         | 120,066       | 85%              |
| Legal                | Personnel Services  | 1,371,251       | 1,055,792     | 77%              |
|                      | Services/Supplies   | 76,000          | 36,563        | 48%              |
| Planning             | Personnel Services  | 771,180         | 628,086       | 81%              |
|                      | Services/Supplies   | 43,200          | 35,379        | 82%              |
|                      | Capital Outlay      | -               |               |                  |
| Building Maintenance | Personnel Services  | 647,043         | 431,035       | 67%              |
|                      | Services/Supplies   | 261,950         | 194,823       | 74%              |
|                      | Capital Outlay      | 20,000          | 45,561        | 228%             |
| Police               | Personnel Services  | 18,993,740      | 14,674,879    | 77%              |
|                      | Services/Supplies   | 2,121,325       | 1,688,400     | 80%              |
|                      | Capital Outlay      | 350,500         | 731,142       | 209%             |
| Fire                 | Personnel Services  | 13,884,452      | 11,970,927    | 86%              |
|                      | Services/Supplies   | 1,159,340       | 747,386       | 64%              |
|                      | Capital Outlay      | -               | 30,248        |                  |
| General Government   | Services/Supplies   | 70,810          | 975           | 1%               |
|                      | Capital Outlay      |                 | -             |                  |
| Police Grants        | Personnel Services  | 567,458         | 413,377       | 73%              |
|                      | Services/Supplies   | -               | 2,050         |                  |
|                      | Capital Outlay      | -               | 42,775        |                  |
| Streets              | Personnel Services  | 3,771,643       | 2,982,544     | 79%              |
|                      | Services/Supplies   | 3,104,350       | 1,111,408     | 36%              |
|                      | Capital Outlay      | 140,000         | 157,250       | 112%             |

| FUND OR DEPARTMENT                    | TYPE OF EXPENDITURE | ORIGINAL BUDGET | SPENT THROUGH | PERCENT EXPENDED |
|---------------------------------------|---------------------|-----------------|---------------|------------------|
| Parks                                 | Personnel Services  | 2,292,543       | 1,697,167     | 74%              |
|                                       | Services/Supplies   | 796,350         | 602,033       | 76%              |
|                                       | Capital Outlay      | 170,000         | 150,776       | 89%              |
| Recreation                            | Personnel Services  | 678,589         | 487,575       | 72%              |
|                                       | Services/Supplies   | 160,250         | 114,455       | 71%              |
| Building Inspection                   | Personnel Services  | 1,124,512       | 905,641       | 81%              |
|                                       | Services/Supplies   | 55,536          | 32,823        | 59%              |
|                                       | Capital Outlay      | -               | -             |                  |
| Total General Fund                    |                     | 58,714,062      | 46,114,916    | 79%              |
| Library                               | Personnel Services  | 1,699,077       | 1,263,048     | 74%              |
|                                       | Services/Supplies   | 231,000         | 176,300       | 76%              |
|                                       | Capital Outlay      | 210,000         | 159,744       | 76%              |
| CDBG                                  | Personnel Services  | 114,379         | 92,671        | 81%              |
|                                       | Services/Supplies   | 228,592         | 188,355       | 82%              |
| Cemetery                              | Personnel Services  | 183,493         | 242,388       | 132%             |
|                                       | Services/Supplies   | 147,927         | 109,124       | 74%              |
|                                       | Capital Outlay      | 35,000          | 5,639         | 16%              |
| Impact Fees                           | Services/Supplies   | -               | -             |                  |
| Annexation Fees                       | Services/Supplies   | 580,000         | -             | 0%               |
| Parks Capital Improvements            | Capital Outlay      | 781,100         | 212,823       | 27%              |
| Cemetery Perpetual Care               | Services/Supplies   | 19,700          | 19,316        | 98%              |
| Jewett House                          | Services/Supplies   | 33,115          | 53,505        | 162%             |
| Street Trees                          | Services/Supplies   | 137,000         | 115,532       | 84%              |
| Public Art Fund                       | Services/Supplies   | 201,000         | 37,490        | 19%              |
| Total Special Revenue Funds           |                     | 4,601,383       | 2,675,935     | 58%              |
| Debt Service Fund                     |                     | 1,791,067       | 1,794,567     | 100%             |
| 2025 Fire Bond Expenditures           | Capital Outlay      | 16,336,161      | 6,700,105     | 41%              |
| Atlas - Kathleen to Newbrook          | Capital Outlay      | -               | -             |                  |
| Traffic Calming                       | Capital Outlay      | 40,000          | -             | 0%               |
| Public Transit Sidewalk Accessibility | Capital Outlay      | -               | -             |                  |
| Ramsey Road Rehabilitation            | Capital Outlay      | -               | -             |                  |
| 15th Street                           | Capital Outlay      | 2,300,000       | 20,099        | 1%               |
| LHTAC Pedestrian Safety               | Capital Outlay      | -               | -             |                  |
| Atlas Waterfront Project              | Capital Outlay      | -               | -             |                  |

| FUND OR DEPARTMENT                    | TYPE OF EXPENDITURE | ORIGINAL BUDGET | SPENT THROUGH | PERCENT EXPENDED |
|---------------------------------------|---------------------|-----------------|---------------|------------------|
| Wilbur / Ramsey Project               | Capital Outlay      | -               | 27,139        |                  |
| Government Way                        | Capital Outlay      | 100,000         | 153,851       | 154%             |
| LaCrosse Ave. Improvements            | Capital Outlay      | -               | -             |                  |
|                                       |                     | 2,440,000       | 201,089       | 8%               |
| Street Lights                         | Services/Supplies   | 883,820         | 585,923       | 66%              |
| Water                                 | Personnel Services  | 3,179,931       | 2,388,703     | 75%              |
|                                       | Services/Supplies   | 5,961,714       | 1,835,571     | 31%              |
|                                       | Capital Outlay      | 7,309,590       | 1,318,188     | 18%              |
| Water Capitalization Fees             | Services/Supplies   | 3,220,000       | -             | 0%               |
| Wastewater                            | Personnel Services  | 3,387,820       | 2,849,448     | 84%              |
|                                       | Services/Supplies   | 8,978,571       | 3,146,523     | 35%              |
|                                       | Capital Outlay      | 10,926,000      | 1,253,422     | 11%              |
|                                       | Debt Service        | 5,542,989       | 1,278,699     | 23%              |
| WW Capitalization                     | Services/Supplies   | 5,350,000       | -             | 0%               |
| WW Property Management                | Services/Supplies   | -               | -             |                  |
| Sanitation                            | Services/Supplies   | 5,625,199       | 4,000,114     | 71%              |
| Public Parking                        | Services/Supplies   | 1,759,020       | 320,666       | 18%              |
|                                       | Capital Outlay      | 75,000          | -             | 0%               |
| Drainage                              | Personnel Services  | 253,798         | 209,566       | 83%              |
|                                       | Services/Supplies   | 1,358,154       | 529,588       | 39%              |
|                                       | Capital Outlay      | 640,000         | 195,944       | 31%              |
| Total Enterprise Funds                |                     | 64,451,606      | 19,912,354    | 31%              |
| Kootenai County Solid Waste           |                     | 3,270,000       | 2,895,804     | 89%              |
| KCEMSS Impact Fees                    |                     | 55,000          | 51,724        | 94%              |
| Police Retirement                     |                     | 149,000         | 125,326       | 84%              |
| Business Improvement District         |                     | 131,200         | 100,000       | 76%              |
| Homeless Trust Fund                   |                     | 6,000           | 5,576         | 93%              |
| City Employee - Fundraised for Events |                     | -               | 2,548         |                  |
| Total Fiduciary Funds                 |                     | 3,611,200       | 3,180,977     | 88%              |
| TOTALS:                               |                     | \$ 151,945,479  | \$ 80,579,942 | 53%              |

I hereby swear under oath that the amounts reported above, on the cash basis are true and correct to the best of my knowledge.

Katharine Ebner, Finance Director, City of Coeur d'Alene, Idaho

RESOLUTION NO. 26-068

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE FINAL PLAT, ACCEPTING IMPROVEMENTS, APPROVING A MAINTENANCE/WARRANTY AGREEMENT, AND APPROVING SECURITY FOR THE TRAILS 8TH ADDITION; APPROVING UPDATED AND NEW STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION; APPROVING THE REPLACEMENT OF THE ACCESS CONTROL SYSTEM FOR THE SECURED PARKING AREA OF THE 3<sup>RD</sup> STREET PARKING GARAGE; AND APPROVING THE REPLACEMENT OF THREE (3) BUILDING BOILERS AT THE POLICE STATION.

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

- A) Final Plat Approval, Acceptance of Improvements, Acceptance of Maintenance/Warranty Agreement, and Approval of Security for the Trails 8<sup>th</sup> Addition [S-5-14];
- B) Approval of updated and new standard drawings for public works construction;
- C) Approval of the replacement of the access control system for the secured parking area of the 3<sup>rd</sup> Street Parking Garage in an amount not to exceed \$32,300.00, utilizing the Parking Fund; and
- D) Approval of the replacement of three (3) building boilers at the Police Station in an amount not to exceed \$70,000.00, utilizing the General Fund; 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 and take the 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 and the other actions, so long as the substantive provisions of the agreements and the other actions remain intact.

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

DATED this 18<sup>th</sup> day of August, 2026.

---

Daniel K. Gookin, Mayor

ATTEST:

---

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER SHECKLER Voted

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER GABRIEL Voted

COUNCIL MEMBER WOOD Voted

was absent. Motion .

## **CITY COUNCIL STAFF REPORT**

**DATE:** August 18, 2026  
**FROM:** Dennis J. Grant, Engineering Project Manager  
**SUBJECT:** **The Trails 8<sup>th</sup> Addition: Final Plat Approval, Acceptance of Improvements, Maintenance/Warranty Agreement and Security Approval**

---

### **DECISION POINT**

Staff is requesting the following:

1. Approval of the final plat document, a sixty-one (61) lot residential development.
2. Acceptance of the installed public infrastructure improvements.
3. Approval of the Maintenance/Warranty Agreement and Security.

### **HISTORY**

- a. Applicant: Melissa Wells, Manager  
Coeur Development, LLC  
1859 N. Lakewood Drive, Suite 201  
Coeur d'Alene, ID 83814
- b. Location: East of Huetter Road, North of Hanley Avenue and South of Coeur Terre Blvd.
- c. Previous Action:
  1. Final Plat Approval, The Trails (initial phase) – December 2015.
  2. Final Plat Approval, The Trails 1<sup>st</sup> Addition – May 2016.
  3. Final Plat Approval, The Trails 2<sup>nd</sup> Addition – December 2017.
  4. Final Plat Approval, The Trails 3<sup>rd</sup> Addition – June 2019.
  5. Final Plat Approval, The Trails 4<sup>th</sup> Addition – November 2019.
  6. Final Plat Approval, The Trails 5<sup>th</sup> Addition – October 2022.
  7. Final Plat Approval, The Trails 6<sup>th</sup> Addition – July 2024.
  8. Final Plat Approval, The Trails 7<sup>th</sup> Addition – January 2026.

### **FINANCIAL ANALYSIS**

The developer is installing the required warranty bond (10%) to cover any maintenance issues that may arise during the one (1) year warranty period that will commence upon this approval, and terminate, on August 18, 2027. The amount of security provided is \$104,100.42.

### **PERFORMANCE ANALYSIS**

The developer has installed all required public infrastructure. The responsible City departments have approved the installations and found them ready to accept. Acceptance of the installed improvements will allow the issuance of all available building permits for this phase of the development, and, Certificate of Occupancy issuance upon completion. The City maintenance would be required to start after the one (1) year warranty period expires on August 18, 2027.

### **DECISION POINT RECOMMENDATION**

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



# THE TRAILS 8TH ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION  
LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE

INST.#

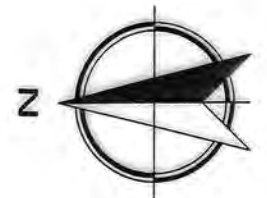
## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT A PORTION OF LOT 1, BLOCK 37, OF THE TRAILS 6TH ADDITION. SURVEY MONUMENTS WHERE FOUND/HELD AS DEPICTED HEREON.

## NOTE

- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY UNRECORDED EASEMENTS.

S. 1/4 COR., SEC. 28  
NAIL AND SHINER FOUND  
CP&F 1781922



H-SCALE 1" = 100'



## TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT COMMITMENT KT-506708, ISSUED BY KOOTENAI COUNTY TITLE COMPANY, DATED: 03/03/2025 THAT FOR THE REASON INDICATED, CAN NOT BE DISPLAYED ON THE MAP.

- EX 11: BK 69 OF DEEDS, PG 353 AND BK 115 OF DEEDS, PG 187, IS AN EASEMENT GRANTED TO HIGHWAY DIST. NO. 4 - HAVE NO EFFECT ON THE SUBJECT PROPERTY.
- EX 12: BK 115 OF DEEDS, PAGE 188, IS A BLANKET EASEMENT OVER THE SOUTHWEST QUARTER OF SECTION 28 FOR AN ELECTRICAL TRANSMISSION LINE AND TELEPHONE SYSTEM BENEFITING WASHINGTON WATER AND POWER.
- EX 13: BK 115 OF DEEDS, PAGE 187 - HAVE NO EFFECT ON THE SUBJECT PROPERTY.
- EX 17: INST. #2136768000, IS A PUBLIC ROAD & UTILITY CROSSING TO THE CITY OF COEUR D'ALENE - HAVE NO EFFECT ON THE SUBJECT PROPERTY.
- EX 18: INST. #2136770000, IS A UTILITY EASEMENT TO CITY OF COEUR D'ALENE - HAVE NO EFFECT ON THE SUBJECT PROPERTY.
- EX 19: INST. #2136771000, IS A PIPELINE EASEMENT TO THE CITY OF COEUR D'ALENE - HAVE NO EFFECT ON THE SUBJECT PROPERTY.
- EX 20: INST. #2154372000, IS A PUBLIC UTILITIES EASEMENT - HAVE NO EFFECT ON THE SUBJECT PROPERTY.



## REFERENCES

IN RECORDS OF KOOTENAI COUNTY, IDAHO:

- R-1 PLAT OF THE TRAILS BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS, PAGE 54, UNDER INSTRUMENT NUMBER 2527217000.
- R-2 PLAT OF THE TRAILS 5TH ADDITION BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS, PAGE 764, UNDER INSTRUMENT NUMBER 2920350000.
- R-3 PLAT OF THE TRAILS 6TH ADDITION BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS, PAGE 940, UNDER INSTRUMENT NUMBER 2974780000.
- R-4 PLAT OF THE TRAILS 7TH ADDITION BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK M OF PLATS, PAGE 102, UNDER INSTRUMENT NUMBER 3031209000.

## BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,211,208.49, E: 2,348,419.85) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.00008293 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF -00°49'50"

## LEGEND

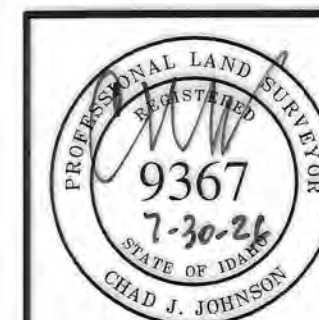
- FOUND 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
- SET 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
- ◆ SET 1/2" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367 MONUMENTS TO BE SET WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT
- ◇ FOUND 1/2" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367 MONUMENTS
- ⊙ SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP, P.L.S. 9367 MONUMENTS TO BE SET WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT
- ⊕ FOUND 5/8" x 24" REBAR WITH 2" ALUMINUM CAP, P.L.S. 9367 MONUMENTS
- ⊞ CALCULATED POSITION, NOTHING FOUND OR SET
- # CENTER SECTION CORNER AS NOTED
- ⊞ E-W 1/4 SECTION CORNER AS NOTED
- ⊞ N-S 1/4 SECTION CORNER AS NOTED
- ⊞ SECTION CORNER AS NOTED
- E1 EASEMENT IDENTIFIER
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)

## LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S82°02'08"E | 45.47' |

## CURVE TABLE

| CURVE | RADIUS   | LENGTH | DELTA     | CHORD       | CRD. DIST. |
|-------|----------|--------|-----------|-------------|------------|
| C1    | 20.00'   | 6.02'  | 17°15'00" | N8°43'19"E  | 6.00'      |
| C2    | 20.00'   | 31.86' | 91°17'00" | N44°32'41"W | 28.60'     |
| C3    | 3750.01' | 99.62' | 1°31'19"  | S89°03'09"W | 99.62'     |



## THE TRAILS 8TH ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION  
SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: JAN. 2025

DRAFTED BY: KLK

PLOT DATE: 07/30/2026

SHEET

FILE NAME: 23-062 PLAT

CHECKED BY: C.JJ

PROJECT No.: 25-016

1/5

Johnson  
Surveying

P.O. Box 2544 Post Falls, ID 83877  
208-660-2351  
johnsonsurveyingnw.com



# THE TRAILS 8TH ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE

INST.#



H-Scale 1" = 50'



## LEGEND

- FOUND 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
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- ⊙ CENTER SECTION CORNER AS NOTED
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- ⊙ N-S 1/4 SECTION CORNER AS NOTED
- ⊙ SECTION CORNER AS NOTED
- ⊙ EASEMENT IDENTIFIER
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)

## NOTE

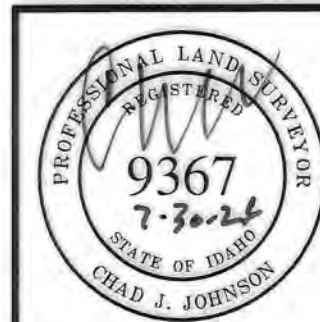
- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY UNRECORDED EASEMENTS.

## EASEMENT LEGEND

- E1 10' SIDEWALK AND UTILITY EASEMENT.
- E2 EXISTING 15' UTILITY EASEMENT AND SIDEWALK EASEMENT PER PLAT OF HAWKS NEST.



SEE SHEET 3



## THE TRAILS 8TH ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION  
SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

|                          |                 |                       |       |                                    |
|--------------------------|-----------------|-----------------------|-------|------------------------------------|
| DATE SURVEYED: JAN. 2026 | DRAFTED BY: KLK | PLOT DATE: 07/30/2026 | SHEET | P.O. Box 2544 Post Falls, ID 83877 |
| FILE NAME: 26-001 PLAT   | CHECKED BY: CJJ | PROJECT No.: 26-001   | 2     | 208-660-2351                       |
|                          |                 |                       | 5     | johnsonsurveyingnw.com             |

Johnson  
Surveying



# THE TRAILS 8TH ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE  
INST.#

SEE SHEET 2



H-Scale 1" = 50'  
50' 25' 50' 100'



## LEGEND

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- ◆ SET 1/2" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367 MONUMENTS TO BE SET WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT
- ◇ FOUND 1/2" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367 MONUMENTS
- ⊙ SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP, P.L.S. 9367 MONUMENTS TO BE SET WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT
- ⊠ FOUND 5/8" x 24" REBAR WITH 2" ALUMINUM CAP, P.L.S. 9367 MONUMENTS CALCULATED POSITION, NOTHING FOUND OR SET
- ⊞ CENTER SECTION CORNER AS NOTED
- ⊞ E-W 1/4 SECTION CORNER AS NOTED
- ⊞ N-S 1/4 SECTION CORNER AS NOTED
- ⊞ SECTION CORNER AS NOTED
- E1 EASEMENT IDENTIFIER
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)

## NOTE

- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY UNRECORDED EASEMENTS.

## EASEMENT LEGEND

- E1 10' SIDEWALK AND UTILITY EASEMENT.
- E2 EXISTING 15' UTILITY EASEMENT AND SIDEWALK EASEMENT PER PLAT OF HAWKS NEST.



## THE TRAILS 8TH ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION  
SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: JAN. 2026

DRAFTED BY: KLK

PLOT DATE: 07/30/2026

SHEET

FILE NAME: 26-001 PLAT

CHECKED BY: CJJ

PROJECT No.: 26-001

3  
5

Johnson  
Surveying

P.O. Box 2544 Post Falls, ID 83877  
208-660-2351  
johnsonsurveyingnw.com



# THE TRAILS 8TH ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE  
INST.#

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT COEUR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "THE TRAILS 8TH ADDITION".

SAID PARCEL OF LAND BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE PLAT OF THE TRAILS 6TH ADDITION, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK L OF PLATS, PAGES 940-940D, AS INSTRUMENT NUMBER 2974780000, RECORDS OF KOOTENAI COUNTY, IDAHO. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 37 OF TRAILS 6TH ADDITION BEING A FOUND 5/8 INCH REBAR AND PLS 9367 CAP ON THE EAST RIGHT-OF-WAY OF HUETTER ROAD;

THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 88°54'07" EAST, A DISTANCE OF 20.00 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP AT THE NORTHWEST CORNER OF TRACT A OF SAID TRAILS 6TH ADDITION;

THENCE, ALONG THE WEST LINE OF BLOCK 29 OF SAID TRAILS 6TH ADDITION, SOUTH 01°05'49" WEST, A DISTANCE OF 365.25 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 29 OF SAID TRAILS 6TH ADDITION;

THENCE, ALONG THE SOUTH LINE OF BLOCK 29 OF SAID TRAILS 6TH ADDITION, SOUTH 88°54'11" EAST, A DISTANCE OF 175.00 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP ON THE EAST RIGHT-OF-WAY OF HOMEWARD BOUND BOULEVARD;

THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF LOT 1, BLOCK 33 OF SAID TRAILS 6TH ADDITION, SOUTH 82°02'08" EAST, A DISTANCE OF 45.47 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP;

THENCE, CONTINUING ALONG THE SOUTH LINE OF BLOCK 33 AND THE SOUTH LINE OF BLOCK 34 OF SAID TRAILS 6TH ADDITION, SOUTH 51°24'47" EAST, A DISTANCE OF 482.70 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP TO THE NORTHWEST CORNER OF LOT 3, BLOCK 41 OF TRAILS 7TH ADDITION, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK M OF PLATS, PAGE 102, AS INSTRUMENT NUMBER 3031209000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE, ALONG THE WEST LINE OF BLOCK 41 AND BLOCK 40 OF SAID TRAILS 7TH ADDITION, SOUTH 01°05'49" WEST, A DISTANCE OF 609.88 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP ON THE NORTHEAST CORNER OF LOT 1, BLOCK 40 OF SAID TRAILS 7TH ADDITION;

THENCE, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 40, NORTH 88°54'11" WEST, A DISTANCE OF 133.15 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP ON THE EAST RIGHT-OF-WAY OF JAMYN STREET;

THENCE, ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°05'49" EAST, A DISTANCE OF 14.46 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP;

THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF BLOCK 39 OF SAID TRAILS 7TH ADDITION, NORTH 88°54'11" WEST, A DISTANCE OF 175.00 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP AT THE NORTHWEST CORNER OF SAID BLOCK 39;

THENCE, ALONG THE WEST LINE OF SAID BLOCK 39, SOUTH 01°05'49" WEST, A DISTANCE OF 286.98 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP ON THE NORTH RIGHT-OF-WAY OF HOMEWARD BOUND BLVD.;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3750.01 FEET, AN ARC LENGTH OF 99.62 FEET WITH A DELTA ANGLE OF 1°31'19" WITH A CHORD THAT BEARS SOUTH 89°03'09" WEST A DISTANCE OF 99.62 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.86 FEET WITH A DELTA ANGLE OF 91°17'00" WITH A CHORD THAT BEARS NORTH 44°32'41" WEST A DISTANCE OF 28.80 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP;

THENCE NORTH 01°05'49" EAST, A DISTANCE OF 10.18 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP ON THE EAST RIGHT-OF-WAY OF SAID HOMEWARD BOUND BOULEVARD;

THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF BLOCK 38 OF SAID TRAILS 7TH ADDITION, NORTH 88°54'11" WEST, A DISTANCE OF 195.00 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9367 CAP ON THE EAST RIGHT-OF-WAY OF SAID HUETTER ROAD;

THENCE, ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°05'24" EAST, A DISTANCE OF 1520.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13.628 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS OF RECORD OR APPEARING ON SAID PLAT.

ALL LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER INSTRUMENT NO. 2524354000, RECORDS OF KOOTENAI COUNTY, IDAHO.

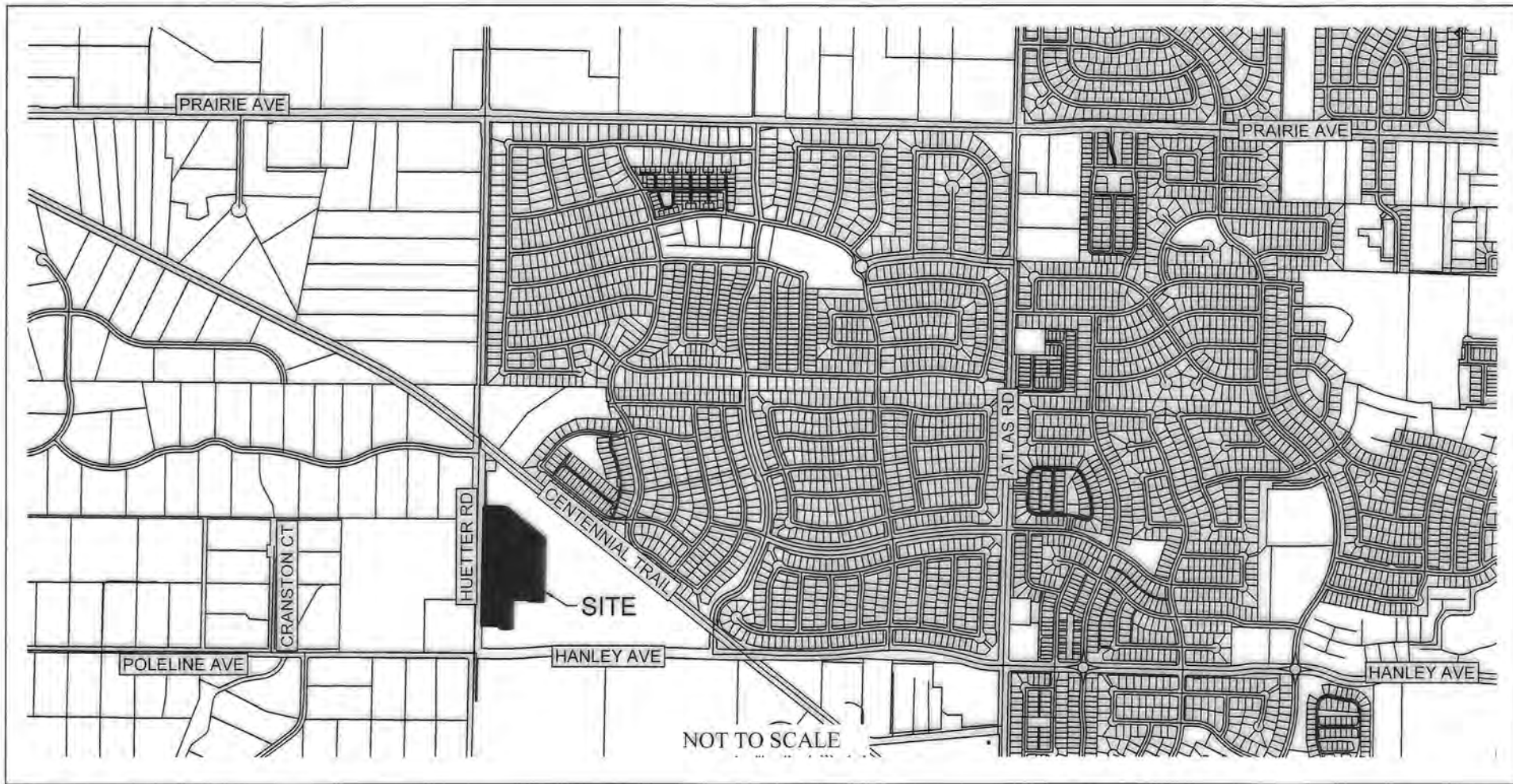
THE OWNER HEREBY DEDICATES, TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D' ALENE, THE INTERIOR RIGHTS-OF-WAY TO BE KNOWN AS JAMYN STREET AND HOMEWARD BOUND BOULEVARD AS SHOWN ON THE FACE OF THE PLAT.

- THE OWNER(S) HEREBY GRANT TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D' ALENE THE TEN (10) FOOT WIDE SIDEWALK AND UTILITY EASEMENT IDENTIFIED HEREON AS EASEMENT E1.
- TRACTS A, B, C, AND D SHALL BE DEEDED TO THE TRAILS HOME OWNER'S ASSOCIATION FOR INSTALLATION, OPERATION AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, PUBLIC PATHWAYS AND SIDEWALKS. SAID TRACTS CANNOT BE SOLD OR TRANSFERRED. IN ADDITION, THE STORM WATER FACILITIES CANNOT BE MODIFIED WITHOUT EXPRESS WRITTEN APPROVAL OF THE CITY OF COEUR D' ALENE ENGINEERING DEPARTMENT.
- THE TRAILS HOME OWNER'S ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR LANDSCAPING, IRRIGATION AND MAINTENANCE OF TRACTS A, B, C AND D.
- THE OWNER HEREBY GRANTS AN INGRESS & EGRESS EASEMENT OVER THE ENTIRETY OF TRACTS A, B, C AND D TO THE CITY OF COEUR D'ALENE FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES.
- SANITARY SEWER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.
- DOMESTIC WATER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE IN ACCORDANCE WITH I.C. 20-1334 (2).

Melissa Wells  
MELISSA WELLS, MANAGER

08-05-2026  
DATE

## VICINITY MAP



## NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF KOOTENAI ) S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 5 DAY OF August IN THE YEAR OF 2026 BY MELISSA WELLS AS MANAGER OF COEUR DEVELOPMENT LLC, IDAHO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC : Tamara A. Price

MY COMMISSION EXPIRES : 03/28/32



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RODNEY E. JONES PLS 12463  
KOOTENAI COUNTY SURVEYOR



|  |                                                                                                                                                                                          |                  |                       |                                                                              |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------|------------------------------------------------------------------------------|
|  | THE TRAILS 8TH ADDITION                                                                                                                                                                  |                  |                       |                                                                              |
|  | A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION<br>SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN<br>CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO |                  |                       |                                                                              |
|  | DATE SURVEYED: JAN. 2026                                                                                                                                                                 | DRAFTED BY: KLK  | PLOT DATE: 01/06/2026 |                                                                              |
|  | FILE NAME: 26-001 PLAT                                                                                                                                                                   | CHECKED BY: C.JJ | PROJECT No.: 26-001   |                                                                              |
|  |                                                                                                                                                                                          |                  | SHEET<br>4<br>5       | P.O. Box 2544 Post Falls, ID 83877<br>208-660-2351<br>johnsonsurveyingnw.com |



THE TRAILS 8TH ADDITION

A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION  
LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE  
INST.#

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S82°02'08"E | 45.47' |

| CURVE TABLE |          |         |           |             |            |
|-------------|----------|---------|-----------|-------------|------------|
| CURVE       | RADIUS   | LENGTH  | DELTA     | CHORD       | CRD. DIST. |
| C1          | 20.00'   | 6.02'   | 17°15'00" | N9°43'19"E  | 6.00'      |
| C2          | 20.00'   | 31.86'  | 91°17'00" | N44°32'41"W | 28.60'     |
| C3          | 3750.01' | 99.62'  | 1°31'19"  | S89°03'09"W | 99.62'     |
| C4          | 277.50'  | 50.69'  | 10°28'00" | N18°42'32"E | 50.62'     |
| C5          | 277.50'  | 59.95'  | 12°22'43" | N7°17'11"E  | 59.84'     |
| C6          | 222.50'  | 74.21'  | 19°06'35" | S10°39'07"W | 73.87'     |
| C7          | 250.00'  | 92.47'  | 21°11'31" | S11°41'34"W | 91.94'     |
| C8          | 46.50'   | 74.07'  | 91°16'04" | S44°32'13"E | 66.48'     |
| C9          | 3777.51' | 247.89' | 3°45'36"  | N87°56'58"E | 247.85'    |
| C10         | 3777.51' | 55.97'  | 0°50'56"  | N85°38'42"E | 55.97'     |
| C11         | 5232.51' | 266.40' | 2°55'01"  | S86°40'44"W | 266.37'    |

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS 31<sup>st</sup> DAY OF July, 2026, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH  
December 31 2025

Kootenai County Treasurer

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS DAY OF , 20, AT M. AND DULY RECORDED IN BOOK OF PLATS AT PAGE(S) AND UNDER INSTRUMENT NO. AT THE REQUEST OF

KOOTENAI COUNTY CLERK BY: DEPUTY CLERK FEE PAID

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY THE QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING (CITY OF COEUR D'ALENE) AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE: DATE: 7/31/2026

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT, THIS DAY OF , 20,

CHRISTOPHER W. BOSLEY PE #10804  
CITY OF COEUR D'ALENE, ENGINEER

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COEUR D'ALENE, IDAHO, THIS DAY OF , 20,

CITY OF COEUR D'ALENE, CLERK

SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON PLS 9367 DATE 7-30-26

|  |                                                                                                                                                                                          |                 |                       |                                                                              |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|------------------------------------------------------------------------------|
|  | THE TRAILS 8TH ADDITION                                                                                                                                                                  |                 |                       |                                                                              |
|  | A REPLAT OF A PORTION OF LOT 1, BLOCK 37 OF THE TRAILS 6TH ADDITION<br>SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN<br>CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO |                 |                       |                                                                              |
|  | DATE SURVEYED: JAN. 2026                                                                                                                                                                 | DRAFTED BY: KLK | PLOT DATE: 01/06/2026 |                                                                              |
|  | FILE NAME: 26-001 PLAT                                                                                                                                                                   | CHECKED BY: CJJ | PROJECT No.: 26-001   |                                                                              |
|  |                                                                                                                                                                                          |                 | SHEET 5               | P.O. Box 2544 Post Falls, ID 83877<br>208-660-2351<br>johnsonsurveyingnw.com |

**AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK**  
**The Trails 8<sup>th</sup> Addition**

THIS AGREEMENT made this 18<sup>th</sup> day of August, 2026 between Coeur Development, LLC, whose address is 1859 N. Lakewood Drive, Suite 201, Coeur d'Alene, ID 83814, with Melissa Wells, Manager, hereinafter referred to as the "**Developer**," and the city of Coeur d'Alene, a municipal corporation and political subdivision of the state of Idaho, whose address is City Hall, 710 E. Mullan Avenue, Coeur d'Alene, ID 83814, hereinafter referred to as the "**City**";

WHEREAS, the City has approved the final subdivision plat of The Trails 8<sup>th</sup> Addition, a sixty-one (61) lot, residential development in Coeur d'Alene, lying within the Southwest Quarter of Section 28, Township 51 North, Range 4 West, B.M., Kootenai County, Idaho; and

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

**IT IS AGREED AS FOLLOWS:**

The Developer agrees to maintain and warrant for a period of one year from the approval date of this agreement, the public improvements listed in the attached spreadsheet, attached as Exhibit "A", and, as shown on the construction plans entitled "The Trails 8<sup>th</sup> Addition", signed and stamped by Michael J. Leaming, PE, # 23151, dated December 10, 2025, incorporated herein by reference, including but not limited to: sanitary sewer system and appurtenances, potable water system and appurtenances, catch basins, stormwater drainage swales, drywells and appurtenances, concrete curb and sidewalk including ramps, asphalt paving, street luminaires, signing and monumentation as required under Title 16 of the Coeur d'Alene Municipal Code.

The Developer herewith delivers to the City, security in a form acceptable to the City, for the amount of One hundred four Thousand One hundred and 42/100 Dollars (\$104,100.42) securing the obligation of the Developer to maintain and warrant the public subdivision improvements referred to herein. The security shall not be released until the 18<sup>th</sup> day of August, 2027. The City Inspector will conduct a final inspection prior to the release of the security to verify that all installed improvements are undamaged and free from defect. In the event that the improvements made by the Developer were not maintained or became defective during the period set forth above, the City may demand the funds represented by the security and use the proceeds to complete maintenance or repair of the improvements thereof. The Developer further agrees to be responsible for all costs of warranting and maintaining said improvements above the amount of the security given.

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

**City of Coeur d'Alene**

**Coeur Development, LLC**

\_\_\_\_\_  
Daniel K. Gookin, Mayor

\_\_\_\_\_  
Melissa Wells, Manager

**ATTEST:**

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

# Exhibit 'A'

**Trails 8th Addition**  
**Maintenance-Warranty Bond Estimate**  
August 10, 2026

| Item No.                                   | Description & Cost Code                     | Quantity | Units | Unit Price | Total Price         |
|--------------------------------------------|---------------------------------------------|----------|-------|------------|---------------------|
| <b>6200 - Site Preparation/Grading</b>     |                                             |          |       |            |                     |
| <b>6210 - Excavation &amp; Grading</b>     |                                             |          |       |            | <b>\$19,935.00</b>  |
| 1                                          | Road Subgrade Prep (Including Patching)     | 5,975    | SY    | \$1.80     | \$10,755.00         |
| 4                                          | Finish Grading (replace topsoil openspace)  | 510      | CY    | \$8.00     | \$4,080.00          |
| 5                                          | Construction Entrance                       | 2        | EA    | \$2,000.00 | \$4,000.00          |
| 6                                          | Inlet Protection                            | 8        | EA    | \$75.00    | \$600.00            |
| 7                                          | Concrete Washout Area                       | 1        | EA    | \$500.00   | \$500.00            |
| <b>6250 - Sewer</b>                        |                                             |          |       |            |                     |
| <b>6250 - Sewer</b>                        |                                             |          |       |            | <b>\$228,620.70</b> |
| 1                                          | 8" PVC Sanitary Sewer                       | 1,996    | LF    | \$42.85    | \$85,528.60         |
| 2                                          | 48" Manholes                                | 8        | EA    | \$4,492.95 | \$35,943.60         |
| 3                                          | Adjust Existing Manhole to Grade            | 2        | EA    | \$368.50   | \$737.00            |
| 4                                          | 4" Sewer Service                            | 58       | EA    | \$1,787.25 | \$103,660.50        |
| 5                                          | Sewer Connection                            | 3        | EA    | \$917.00   | \$2,751.00          |
| <b>6300 - Stormwater</b>                   |                                             |          |       |            |                     |
| <b>6300 - Stormwater</b>                   |                                             |          |       |            | <b>\$34,940.20</b>  |
| 1                                          | 8" PVC Storm Pipe                           | 124      | LF    | \$44.15    | \$5,474.60          |
| 2                                          | Sleeve 8" Storm Pipe                        | 2        | EA    | \$363.30   | \$726.60            |
| 3                                          | Catch Basin                                 | 4        | EA    | \$2,544.00 | \$10,176.00         |
| 4                                          | Drywell Type B (Double)                     | 4        | EA    | \$4,640.75 | \$18,563.00         |
| <b>6350 - Water</b>                        |                                             |          |       |            |                     |
| <b>6350 - Water System</b>                 |                                             |          |       |            | <b>\$326,731.85</b> |
| 1                                          | 8" PVC Water Main                           | 1,819    | LF    | \$43.00    | \$78,217.00         |
| 2                                          | 8" Fittings                                 | 1        | EA    | \$643.65   | \$643.65            |
| 3                                          | 8" Gate Valve w/ Box                        | 0        | EA    | \$0.00     | \$0.00              |
| 4                                          | 1" Water Services                           | 57       | EA    | \$3,877.40 | \$221,011.80        |
| 5                                          | Fire Hydrant Assembly                       | 3        | EA    | \$7,782.95 | \$23,348.85         |
| 6                                          | 1" Sample Station                           | 1        | EA    | \$3,510.55 | \$3,510.55          |
| <b>6400 - Streets &amp; Walkways</b>       |                                             |          |       |            |                     |
| <b>6405 - Streets, Curbs, &amp; Gutter</b> |                                             |          |       |            | <b>\$198,757.55</b> |
| 1                                          | Asphalt Roadway 2" AC over 6" Base          | 5,975    | SY    | \$19.39    | \$115,855.25        |
| 2                                          | Rolled Curb and Gutter                      | 3,770    | LF    | \$21.99    | \$82,902.30         |
| <b>6410 - Sidewalks</b>                    |                                             |          |       |            | <b>\$150,058.30</b> |
| 1                                          | 5' Concrete Sidewalk                        | 23,106   | SF    | \$6.15     | \$142,101.90        |
| 2                                          | Pedestrian Ramps                            | 4        | EA    | \$1,989.10 | \$7,956.40          |
| <b>6415 - Pathways and Trails</b>          |                                             |          |       |            | <b>\$52,874.64</b>  |
| 1                                          | Asphalt Paths 10' wide (2" AC over 4" Base) | 2,184    | SY    | \$21.96    | \$47,960.64         |
| 2                                          | Asphalt Path Subgrade Prep                  | 2,184    | SY    | \$2.25     | \$4,914.00          |

**Trails 8th Addition**  
**Maintenance-Warranty Bond Estimate**  
August 10, 2026

| Item No.                                   | Description & Cost Code                              | Quantity | Units | Unit Price | Total Price        |
|--------------------------------------------|------------------------------------------------------|----------|-------|------------|--------------------|
| <b>6450 - Utilities - Dry</b>              |                                                      |          |       |            |                    |
| <b>6450 - Dry Utilities</b>                |                                                      |          |       |            | <b>\$20,436.00</b> |
| 1                                          | Dry Utilities Trenching (Ex, Bed, and Backfill only) | 3,120    | LF    | \$6.55     | \$20,436.00        |
| <b>6500 - Signage, Striping, Mailboxes</b> |                                                      |          |       |            |                    |
| <b>6520 - Signage</b>                      |                                                      |          |       |            | <b>\$5,425.00</b>  |
| 1                                          | Pavement Marking                                     | 1        | LS    | \$625.00   | \$625.00           |
| 2                                          | Signage                                              | 4        | EA    | \$1,200.00 | \$4,800.00         |
| <b>6525 - Mailboxes</b>                    |                                                      |          |       |            | <b>\$3,225.00</b>  |
| 1                                          | Concrete Mailbox Pad                                 | 3        | EA    | \$800.00   | \$2,400.00         |
| 2                                          | CBU Mailbox Installation                             | 3        | EA    | \$275.00   | \$825.00           |

|                             |                       |
|-----------------------------|-----------------------|
| <b>TOTAL</b>                | <b>\$1,041,004.24</b> |
| 10% Multiplier              | 10%                   |
| <b>Warranty Bond Amount</b> | <b>\$104,100.42</b>   |



**CITY COUNCIL  
STAFF REPORT**

**DATE:** August 10, 2026  
**FROM:** Chris Bosley – City Engineer  
**SUBJECT:** Standard Drawing Updates

=====

**DECISION POINT:** Should Council approve updated and new Standard Drawings for public works construction?

**HISTORY:** The City has a library of Standard Drawings to guide public works construction projects to meet our requirements. These Standard Drawings are important to ensure that construction projects are completed in a way that is satisfactory to the City, meet Federal, State, and local requirements, provide longevity, and are serviceable by our departments. The last update to the Standard Drawings was made in 2024 and approved by City Council. Input for this update was gathered from City inspectors, contractors, and City departments that deal with public works construction. These updates will replace the current Standard Drawings found on our website.

**FINANCIAL ANALYSIS:** All work on the Standard Drawing updates was performed by City staff. There is no financial requirement from the City.

**DECISION POINT/RECOMMENDATION:** Council should approve the updates to the Standard Drawings.

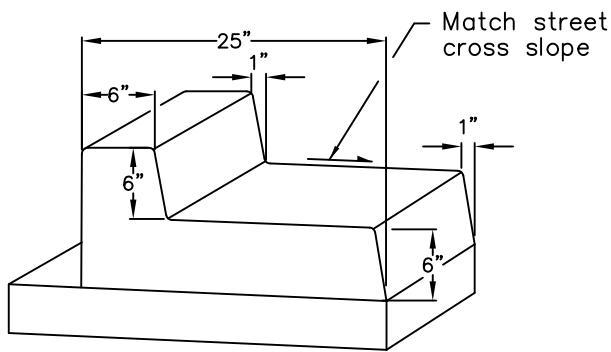
## GENERAL DESCRIPTION OF 2026 CHANGES TO STANDARD DRAWINGS

| STANDARD DRAWING NUMBER | REVISION                                                                       |
|-------------------------|--------------------------------------------------------------------------------|
| C-1                     | CLARIFIED COMPACTION IS MODIFIED PROCTOR FOR SUBGRADE, ADDED REFERENCE TO M-12 |
| C-2                     | CLARIFIED COMPACTION IS MODIFIED PROCTOR FOR SUBGRADE, ADDED REFERENCE TO M-13 |
| C-3                     | CLARIFIED COMPACTION IS MODIFIED PROCTOR FOR SUBGRADE, ADDED REFERENCE TO M-14 |
| C-4                     | CLARIFIED COMPACTION IS MODIFIED PROCTOR FOR SUBGRADE, ADDED REFERENCE TO M-15 |
| C-5                     | NOTED 4' LANDING AREA FOR ADA COMPLIANCE                                       |
| C-6                     | ADDED NOTES FOR CLARIFICATION, ADDED EXPANSION JOINT LOCATIONS                 |
| C-7                     | ADDED 4' MINIMUM PEDESTRIAN CLEARANCE NOTE, ADDED EXPANSION JOINT LOCATIONS    |
| C-8                     | CHANGE C-20 REFERENCE TO C-10, ADDED TOOLED JOINT LOCATIONS                    |
| C-9                     | ADDED TOOLED JOINT LOCATIONS                                                   |
| C-10                    | ADDED NOTES FOR COMMERCIAL APPROACHES                                          |
| C-11                    | ADDED TRUNCATED DOME NOTE                                                      |
| C-12                    | ADDED TRUNCATED DOME NOTE                                                      |
| C-13                    | ADDED NOTE FOR MAX. DRIVEWAY SLOPE AND REFERENCE TO PATCHING STANDARD          |
| C-14                    | ADDED MORE ADA REQUIREMENT NOTES FOR CLARIFICATION                             |
| C-17                    | ADDED 2" MINIMUM DROP NOTE                                                     |
| C-18                    | ADDED EXPANSION JOINTS                                                         |
| C-19                    | ADDED EXPANSION JOINTS                                                         |
| C-20                    | NEW STANDARD DRAWING                                                           |
| M-3                     | NEW STANDARD DRAWING                                                           |
| M-11                    | ADDED REQUIREMENT TO CHIPSEAL PREVIOUSLY CHIPSEALED STREETS                    |
| M-12                    | RENUMBERED FROM M-41                                                           |
| M-18                    | ADDED CLARIFYING NOTE REGARDING LENGTH REQUIREMENT                             |
| M-22                    | ADDED CLARIFYING NOTES                                                         |
| M-23                    | ADDED CLARIFYING NOTES                                                         |
| M-27                    | REMOVED                                                                        |
| M-33                    | CLARIFIED ELECTRONIC SUBMITTAL REQUIREMENT                                     |
| M-40                    | ADDED PAVED ALLEY DETAIL                                                       |
| M-41                    | RENUMBERED TO M-12. CHANGED M-41 TO PARKING REQUIREMENTS                       |
| SD-7                    | CLARIFIED GRASS REQUIREMENT                                                    |
| SD-11                   | REMOVED FABRIC FROM AROUND DRAIN                                               |
| SS-12                   | NEW STANDARD DRAWING                                                           |

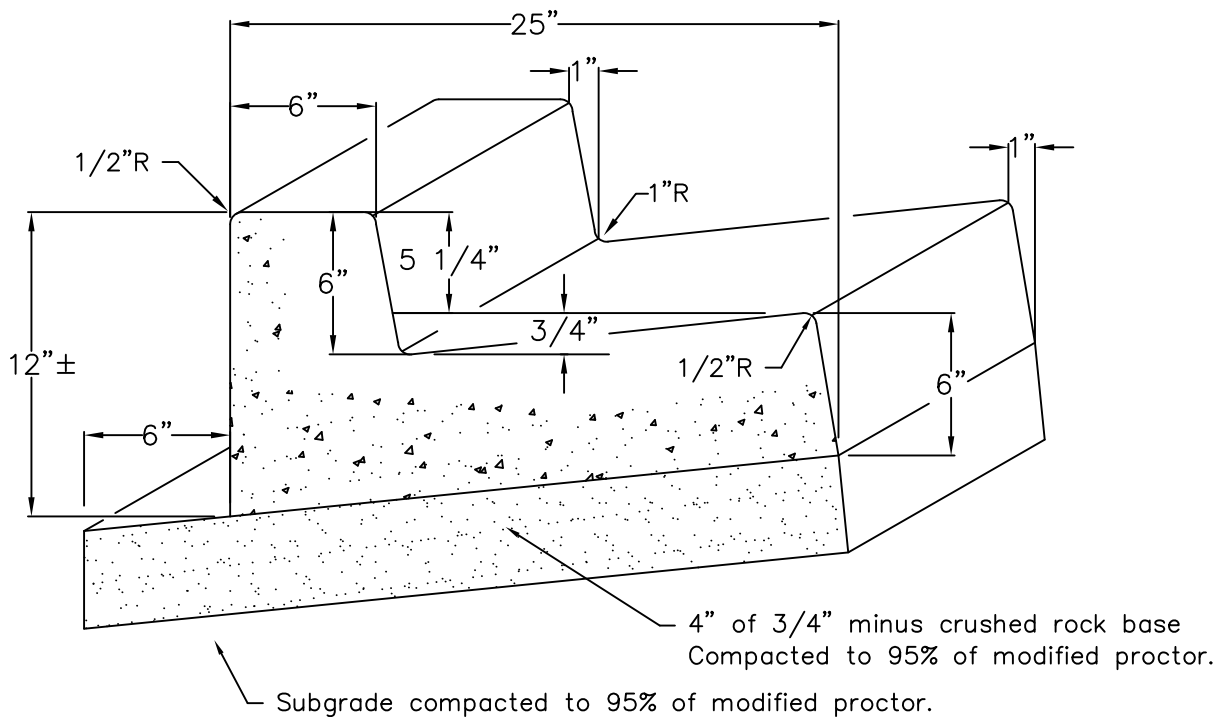


## GENERAL DESCRIPTION OF 2026 CHANGES TO STANDARD DRAWINGS

| STANDARD DRAWING NUMBER | REVISION                                                                                         |
|-------------------------|--------------------------------------------------------------------------------------------------|
| W-1                     | ADDED STOP AND WASTE VALVE                                                                       |
| W-4                     | SHOWED SEPARATION BETWEEN HYDRANT AND SIDEWALK                                                   |
| W-6                     | DEFINE MAX DISTANCE FOR PIPING BELOW GRADE ON FROST FREE BLOW OFF ASSEMBLY                       |
| W-14                    | SHOW STOP AND WASTE ON DISCHARGE PIPING OF 2" METER SETTING FOR IRRIGATION SERVICES              |
| W-15                    | CHANGE WORDING TO ALLOW ULTRASONIC METERS, CHANGE MXU TO ENDPOINT                                |
| W-16                    | CHANGE WORDING TO ALLOW ULTRASONIC METERS, CHANGE MXU TO ENDPOINT                                |
| W-17                    | CHANGE LID SIZE ON METER VAULT FROM 24" TO 30"                                                   |
| W-18                    | ADDED PRESSURE GAUGES TO PIPE ON INLET AND DISCHARGE SIDE OF VALVE PIPING                        |
| W-20                    | CHANGE WORDING TO CLARIFY NO UPSTREAM TEES ON INLET SIDE OF BACKFLOW ASSEMBLY                    |
| W-21                    | ADDED WORDING FOR NO UPSTREAM TEES ON INLET SIDE OF BACKFLOW ASSEMBLY                            |
| W-22                    | CHANGE "DEVICE" TO "ASSEMBLY", CHANGE WORDING ON ELEVATION REQUIREMENT                           |
| W-23                    | ADDED NOTE "NO TEES ON INLET SIDE OF PIPING", ADDED LANGUAGE FOR HIGH REQUIREMENT                |
| W-24                    | ADDED LANGUAGE "ALL BY-PASS ARRANGEMENTS SHALL BE PROTECTED"                                     |
| W-25                    | REMOVE BOX SIZE REQUIREMENT AND ADDED FREEZE PROTECTION REQUIREMENT                              |
| W-26                    | ADDED LANGUAGE STATING THAT DCVA'S ARE NO LONGER PERMITTED TO BE INSTALLED                       |
| W-30                    | CHANGE LID SIZE ON METER VAULT FROM 24" TO 30"                                                   |
| W-31                    | CHANGE MINIMUM DISTANCE TO FOR CLEARANCES FROM 24" TO 12", DRAW IN STOP AND DRAIN VALVE          |
| W-32                    | CHANGE MINIMUM DISTANCE TO FOR CLEARANCES FROM 24" TO 12",                                       |
| W-37                    | ADDED "APPROVED ORIENTATION ONLY" LANGUAGE                                                       |
| W-38                    | ADDED "APPROVED ORIENTATION ONLY" LANGUAGE                                                       |
| W-39                    | REVISED ABANDONMENT METHOD                                                                       |
| W-42                    | ADDED WATER SENSOR W/AUTOMATIC SHUT OFF VALVE TO REQUIREMENTS, ADDED "APPROVED ORIENTATION ONLY" |
| W-43                    | ADDED "APPROVED ORIENTATION ONLY" LANGUAGE                                                       |
| W-44                    | ADDED "APPROVED ORIENTATION ONLY" LANGUAGE                                                       |
| W-45                    | ADDED "APPROVED ORIENTATION ONLY" LANGUAGE                                                       |
| W-46                    | ADDED "APPROVED ORIENTATION ONLY" LANGUAGE                                                       |
| W-47                    | ADDED "APPROVED ORIENTATION ONLY" LANGUAGE                                                       |
| W-49                    | SPECIFY KUPFERLE #88-SS SAMPLE STATION ONLY                                                      |
| W-52                    | ADDED "NO SIZE ON SIZE HOT TAPS WILL BE ALLOWED" LANGUAGE.                                       |



"Dump" Curb Option



**NOTES:**

Not to Scale

1. Weakened plane joints shall be installed every ten (10) feet with expansion joint filler at curb returns and every one hundred (100) feet per Standard Drawing C-5.
2. Machine-placed curb does not require expansion material.
3. When existing curb is removed care shall be taken not to disturb existing asphalt pavement. Refer to Standard Drawings M-11 and M-12 for asphalt street repair.
4. Joints between existing and new curb shall be sawed.
5. A light broom finish is required.
6. Compressive Strength of Concrete shall be 4000 PSI minimum.
7. Ensure that grade breaks at pedestrian ramps are less than 13%.



CITY OF COEUR D'ALENE STANDARD DRAWING

**STANDARD  
CURB AND GUTTER**

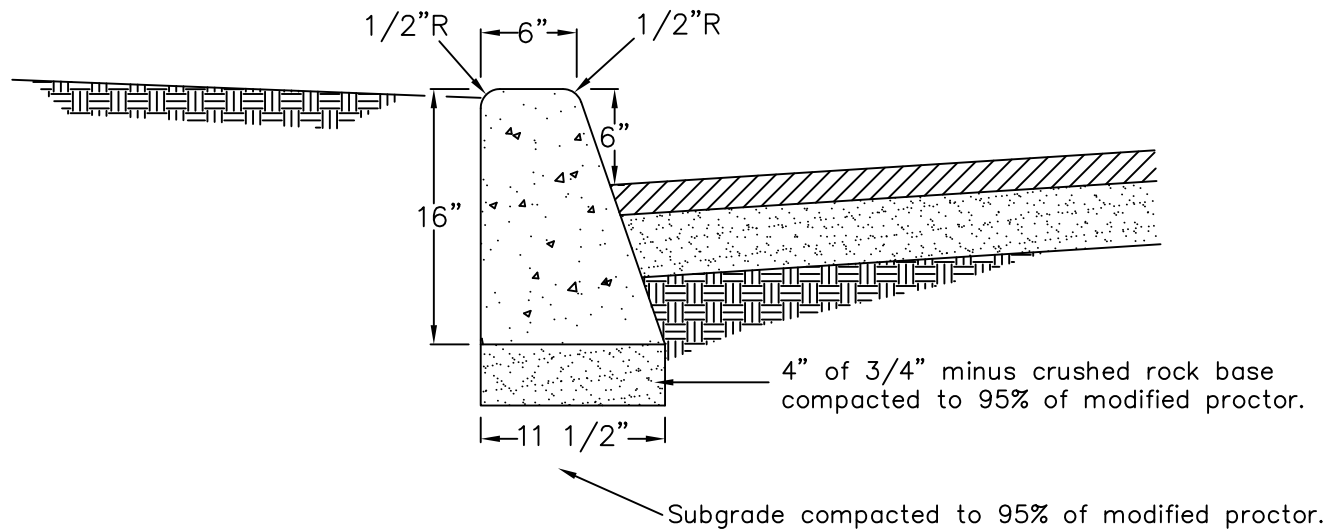
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

4/16/26  
DATE:

DWG NO.

C-1



Not to Scale

NOTES:

1. Weakened plane joints shall be installed every ten (10) feet with expansion joint filler at curb returns and every one hundred (100) feet. per Standard Drawing **C-5**.
2. When existing curb is removed care shall be taken not to disturb existing asphalt pavement. Refer to Standard Drawings M-11 and M-12 for asphalt street repair.
3. Joints between existing and new curb shall be sawed.
4. A light broom finish is required.
5. Compressive Strength of Concrete shall be 4000 PSI minimum.
6. Machine-placed curb does not require expansion material.
7. Match curb height and reveal to existing curb when present.



CITY OF COEUR D'ALENE STANDARD DRAWING

**STANDARD  
CURB**

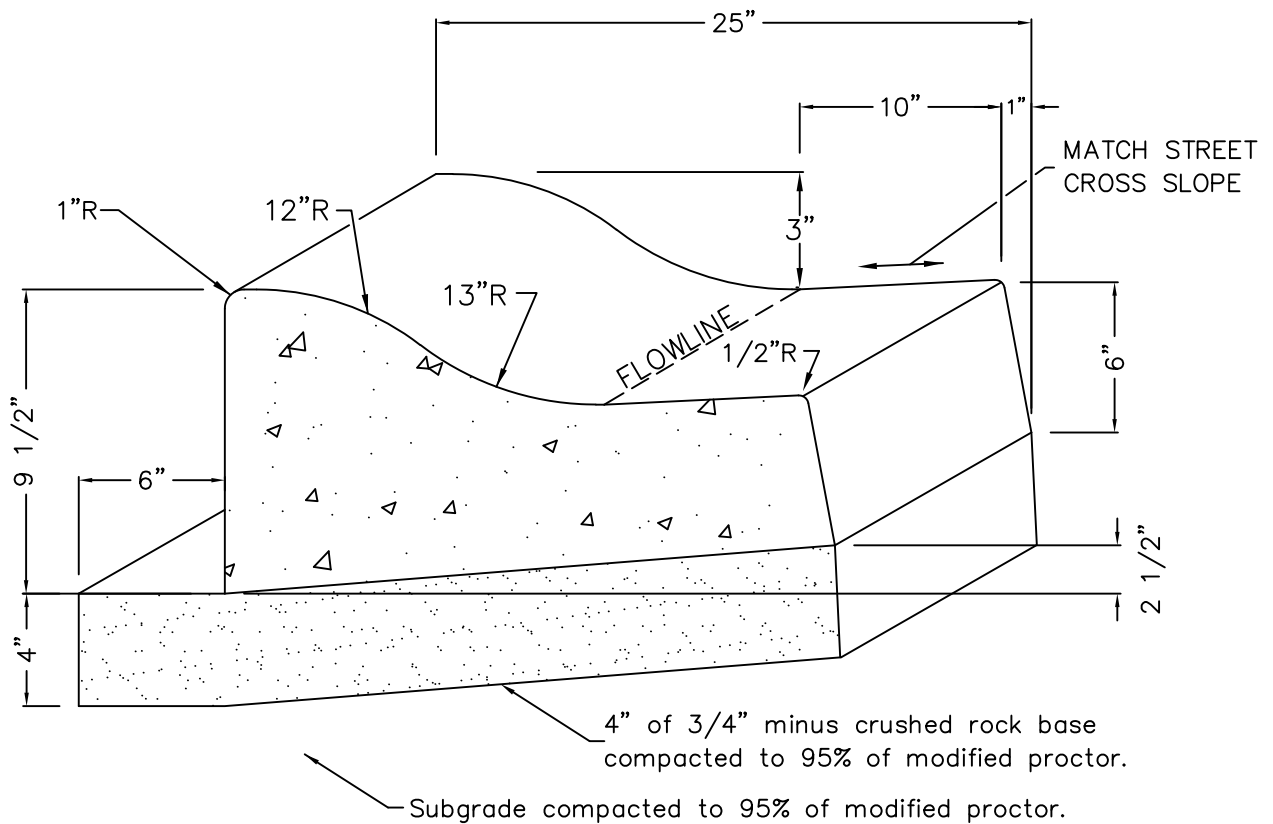
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

4/16/26  
DATE:

DWG NO.

C-2



Not to Scale

NOTES:

1. Weakened plane joints shall be installed every ten (10) feet with expansion joint filler at curb returns and every one hundred (100) feet. per Standard Drawing **C-5**.
2. When existing curb is removed care shall be taken not to disturb existing asphalt pavement. Refer to Standard Drawings M-11 and M-12 for asphalt street repair.
3. Joints between existing and new curb shall be sawed.
4. A light broom finish is required.
5. Compressive Strength of Concrete shall be 4000 PSI minimum.
6. Ensure that grade breaks at pedestrian ramps are less than 13%.
7. **Installation of rolled curb and gutter must be approved in writing by the City Engineer.**
8. Machine-placed curb and gutter does not require expansion material.



CITY OF COEUR D'ALENE STANDARD DRAWING

**ROLLED  
CURB AND GUTTER**

APPROVED BY:

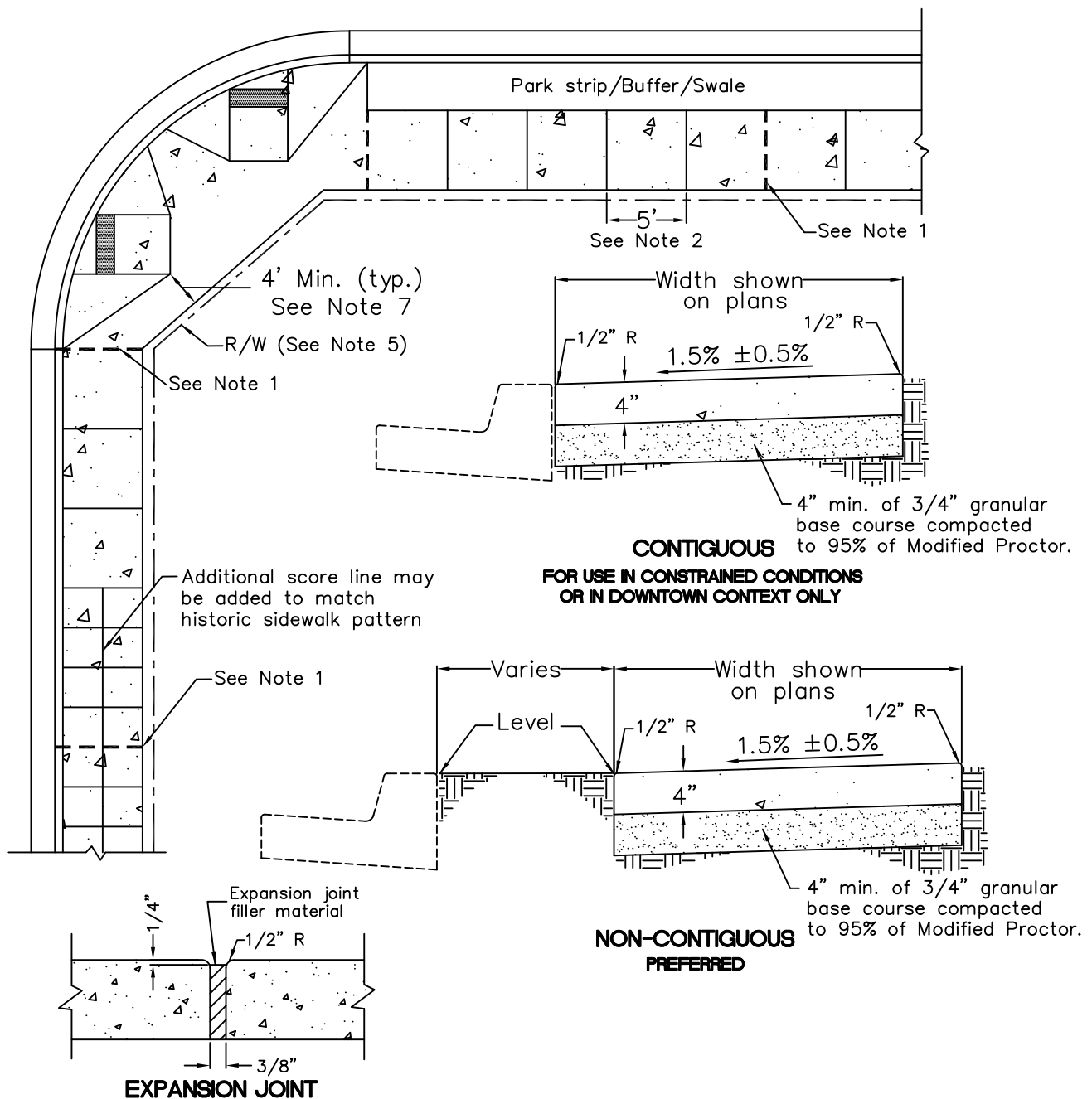
*Chris Bosley*  
CITY ENGINEER, PE 10804

4/16/26  
DATE:

DWG NO.

C-3





Not to Scale

**NOTES:**

1. - - - - Expansion joints at curb returns, adjacent to structures, at 25' intervals, and between new and existing sidewalk.
2. ——— 3/4" grooves with 1/2" radius edges at 5' intervals.
3. Concrete shall be Portland Concrete Cement with a minimum 28 day compressive strength of 4000 PSI.
4. Non-contiguous sidewalk shall be used where feasible to provide a buffer from the roadway and space for snow storage, drainage swales, and utilities.
5. Public sidewalk must be within City right-of-way or dedicated easement.
6. Concrete surface must be finished with a light broom finish.
7. See Standard Drawing C-14 for Pedestrian Ramp design details.
8. Sidewalk must meet ADA requirements along entire property frontage.



CITY OF COEUR D'ALENE STANDARD DRAWING

***SIDEWALK JOINTS  
AND SECTIONS***

APPROVED BY:

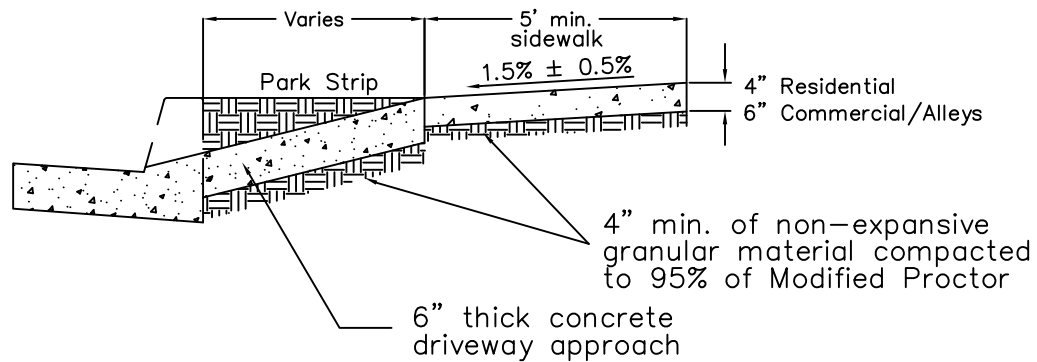
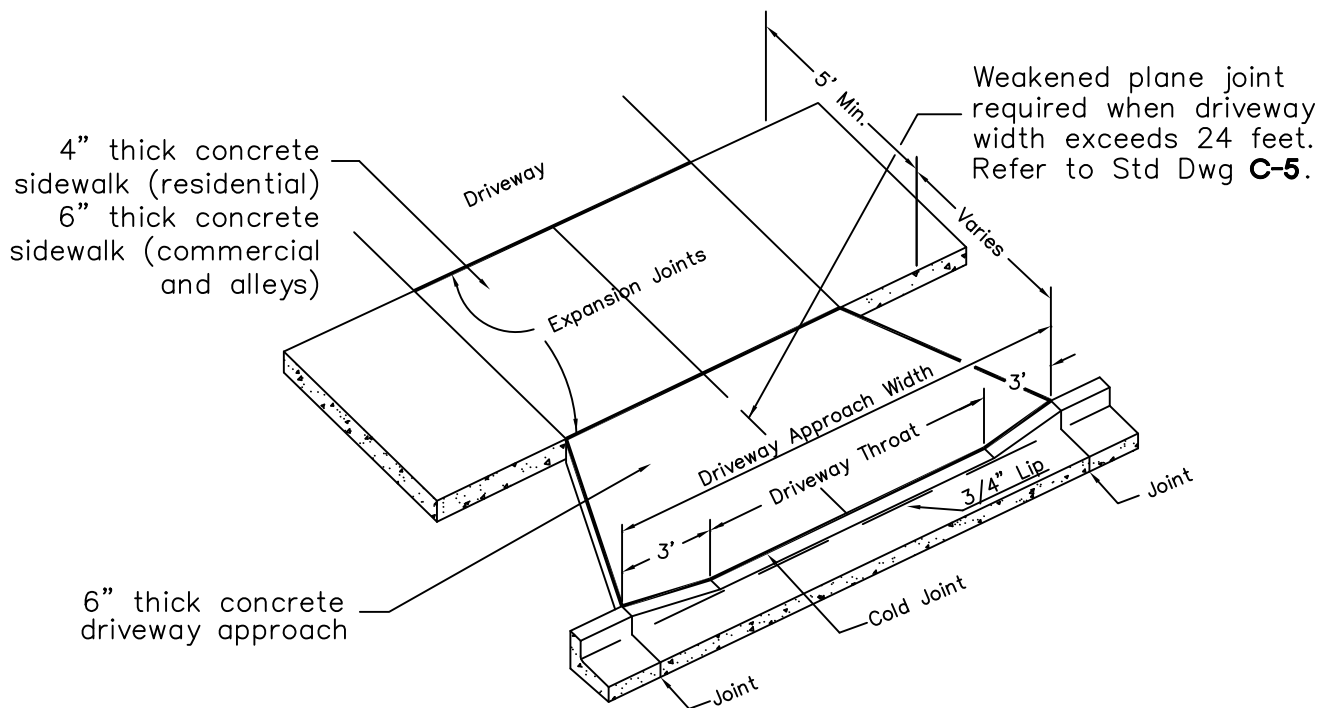
*Chris Bosley*  
CITY ENGINEER, PE 10804

7/24/26  
DATE:

DWG NO.

C-5





Not to Scale

#### NOTES

1. Residential approach width: 16' Min. – 36' Max.
2. Commercial approach width: 18' Min. – 40' Max.
3. See Std. Dwg. **C-13** for Driveway Approach Locations.
4. Concrete shall be a minimum 28 day compressive strength of 4000 PSI.
5. See Std. Dwg. **C-9** for culverts, if needed.
6. High volume commercial approaches require truncated domes.
7. Tooled sidewalk joints shall be 3/4" grooves with 1/2" radius edges at 5' intervals.



CITY OF COEUR D'ALENE STANDARD DRAWING

## STANDARD DRIVEWAY APPROACH w/ PARK STRIP

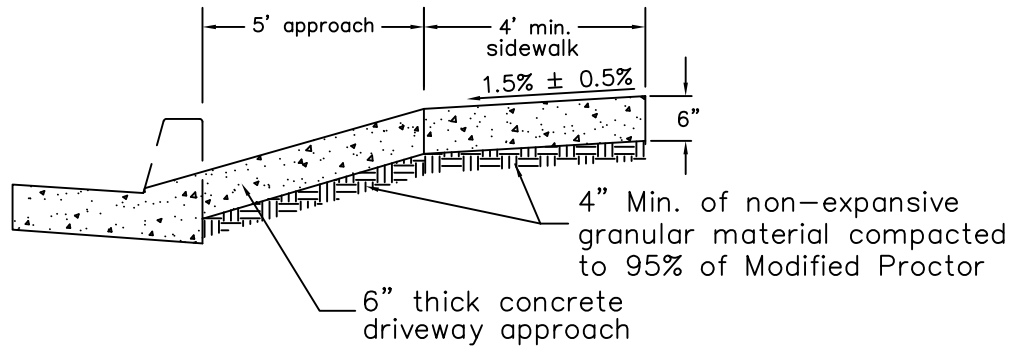
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

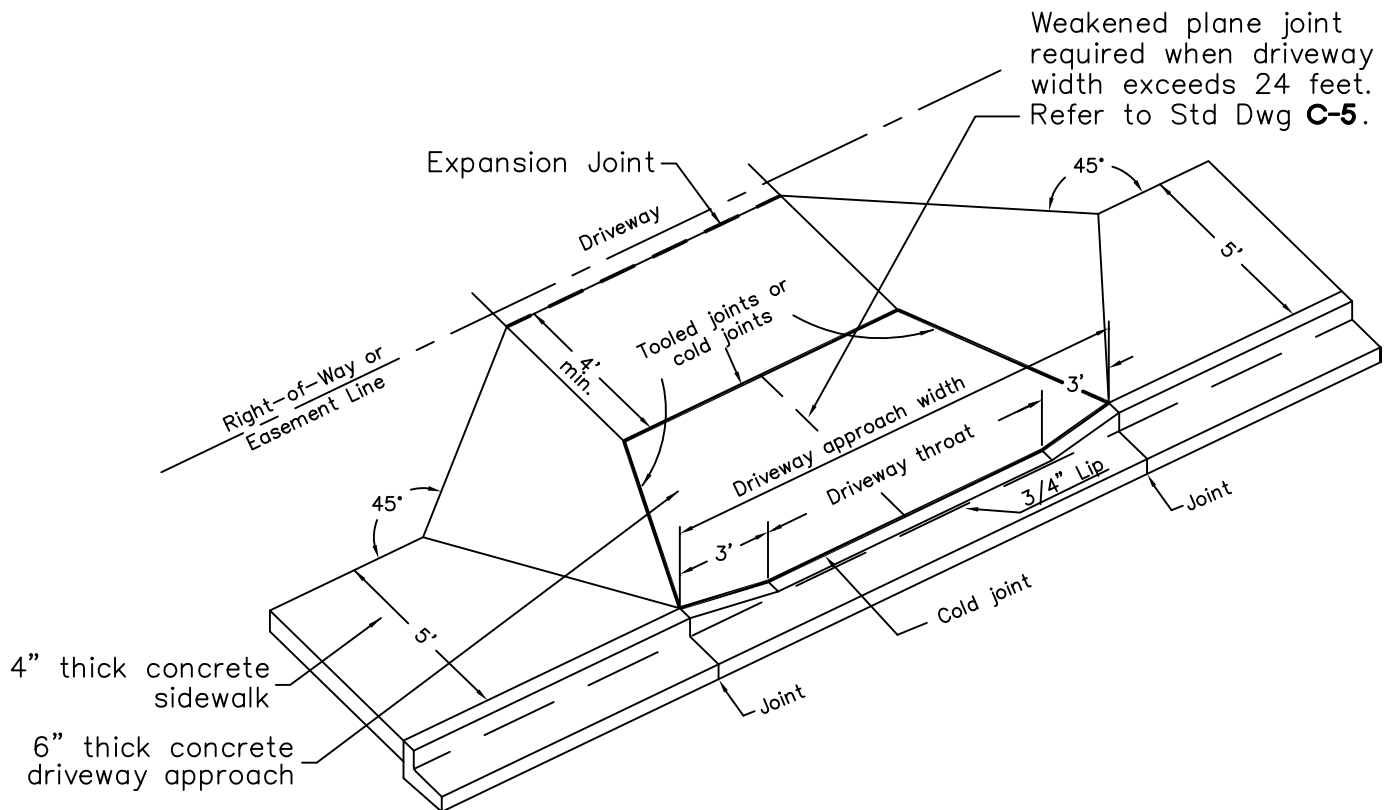
6/16/16  
DATE:

DWG NO.

C-6



### APPROACH SECTION



Not to Scale

### Notes

1. Residential approach width: 16' Min. – 36' Max.
2. Commercial approach width: 18' Min. – 40' Max.
3. See Std. Dwg. **C-13** for Driveway Approach Locations.
4. Concrete shall be a minimum 28 day compressive strength of 4000 PSI.
5. The pedestrian access route must be within City right-of-way or an easement.
6. The required minimum pedestrian route width at any point is 4'.
7. Tooled sidewalk joints shall be 3/4" grooves with 1/2" radius edges at 5' intervals.



CITY OF COEUR D'ALENE STANDARD DRAWING

**STANDARD DRIVEWAY  
APPROACH w/o PARK STRIP**

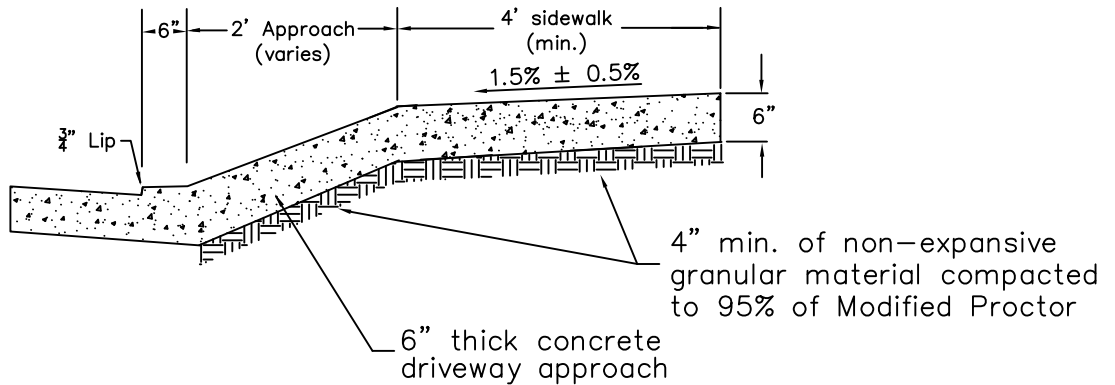
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

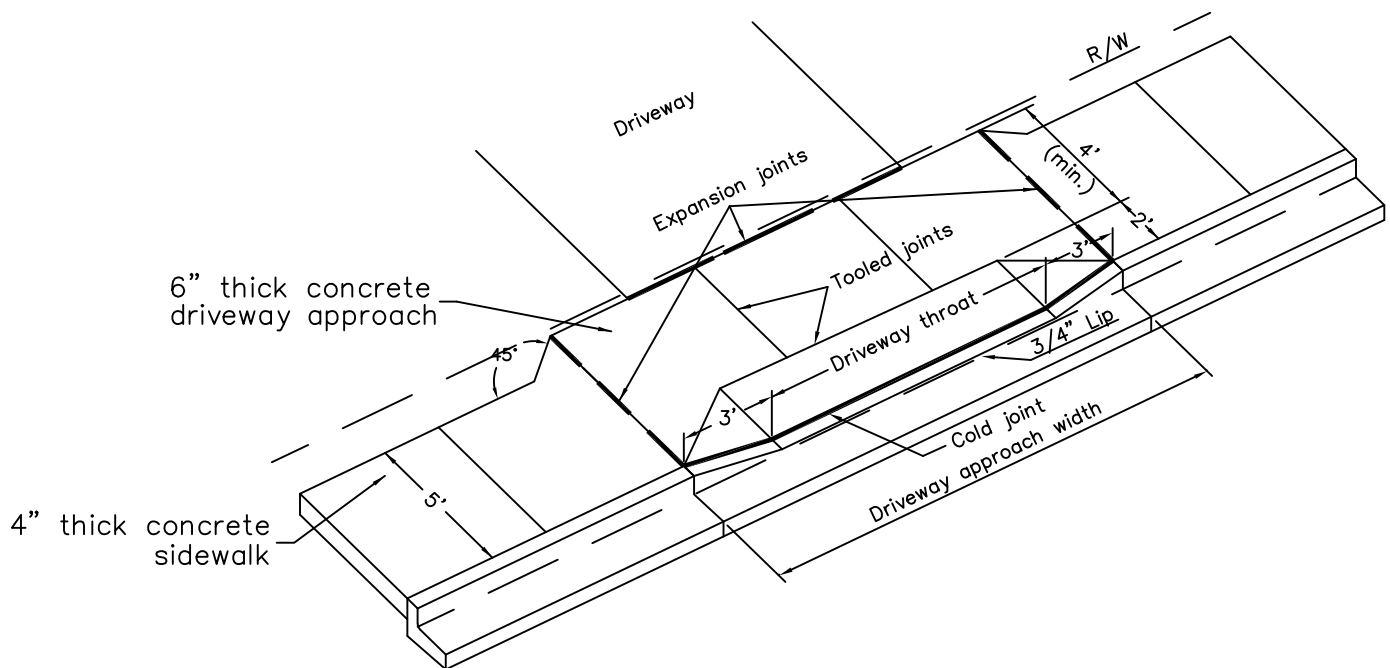
4/16/26  
DATE:

DWG NO.

C-7



### APPROACH SECTION



Not to Scale

### NOTES:

1. Residential approach width: 16' Min. – 36' Max.
2. Commercial approach width: 18' Min. – 40' Max.
3. See Std. Dwg. **C-13** for driveway locations.
4. Concrete shall be a minimum 28 day compressive strength of 4000 PSI.
5. If the sidewalk and/or approach do not fit within the right-of-way or easement, a Depressed Driveway Approach should be used. See Std. Dwg. **C-10**
6. The required minimum pedestrian route width at any point is 4'.
7. Maintain 5' panel joint spacing in sidewalk through approach.
8. Tooled joints shall be 3/4" grooves with 1/2" radius edges.



CITY OF COEUR D'ALENE STANDARD DRAWING

**STANDARD DRIVEWAY  
APPROACH w/o PARK STRIP  
(LIMITED RIGHT-OF-WAY)**

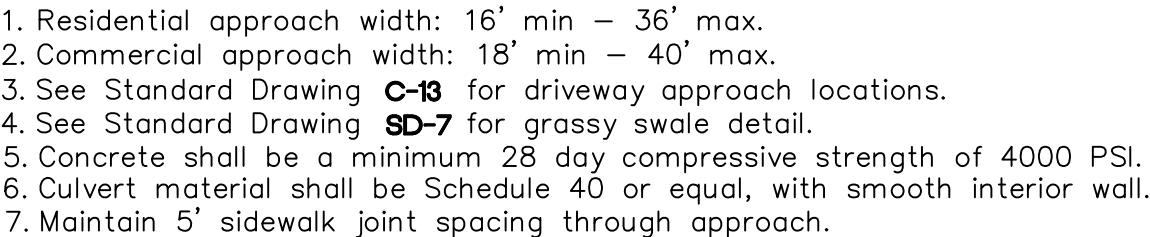
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

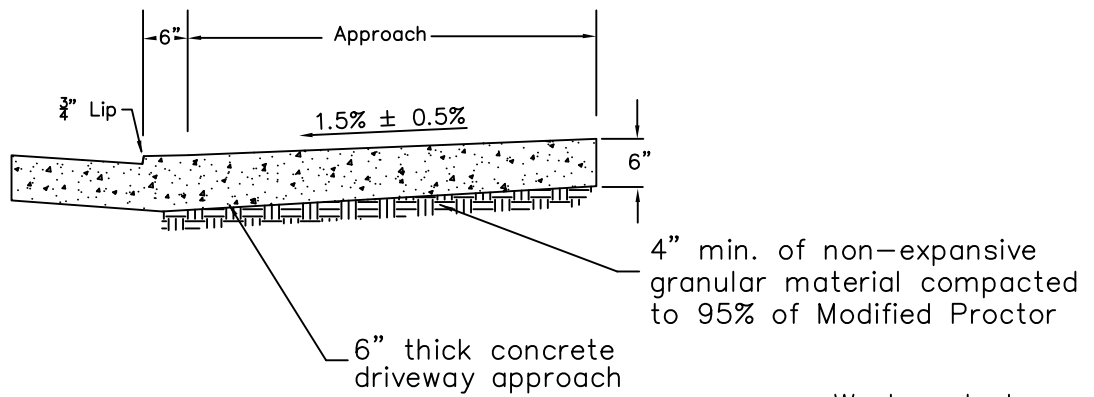
6/8/26  
DATE:

DWG NO.

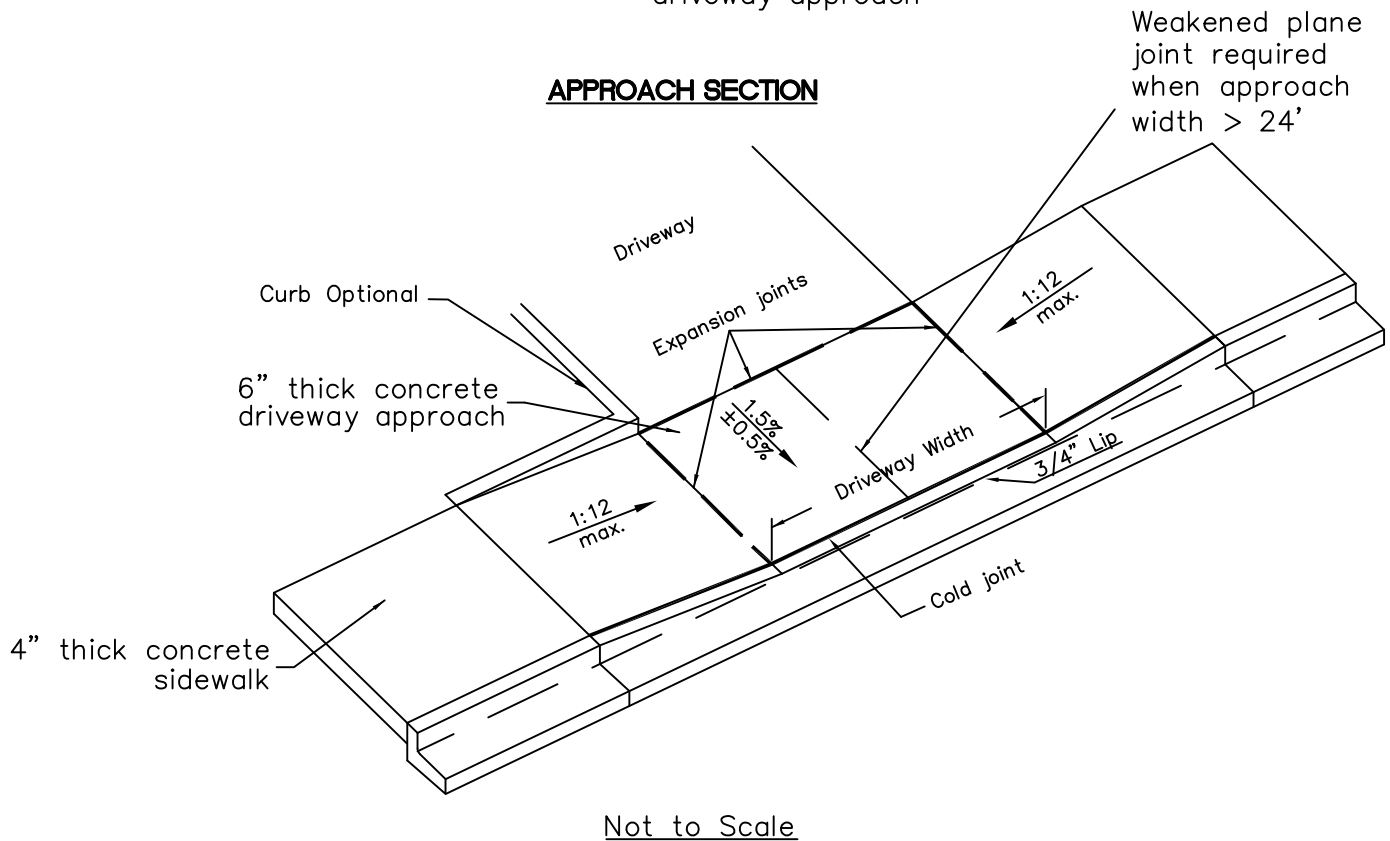
C-8



C-9



### APPROACH SECTION



### **NOTES:**

1. Residential approach width: 16' Min. – 36' Max.
2. Commercial approach width: 18' Min. – 40' Max.
3. See Std. Dwg. **C-13** for driveway locations.
4. Concrete shall be a minimum 28 day compressive strength of 4000 PSI.
5. Maintain 5' panel joint spacing in sidewalk through approach.
6. City Engineer approval required for Depressed Driveway Approaches.
7. High volume commercial approaches require truncated domes.



CITY OF COEUR D'ALENE STANDARD DRAWING

## **DEPRESSED DRIVEWAY APPROACH**

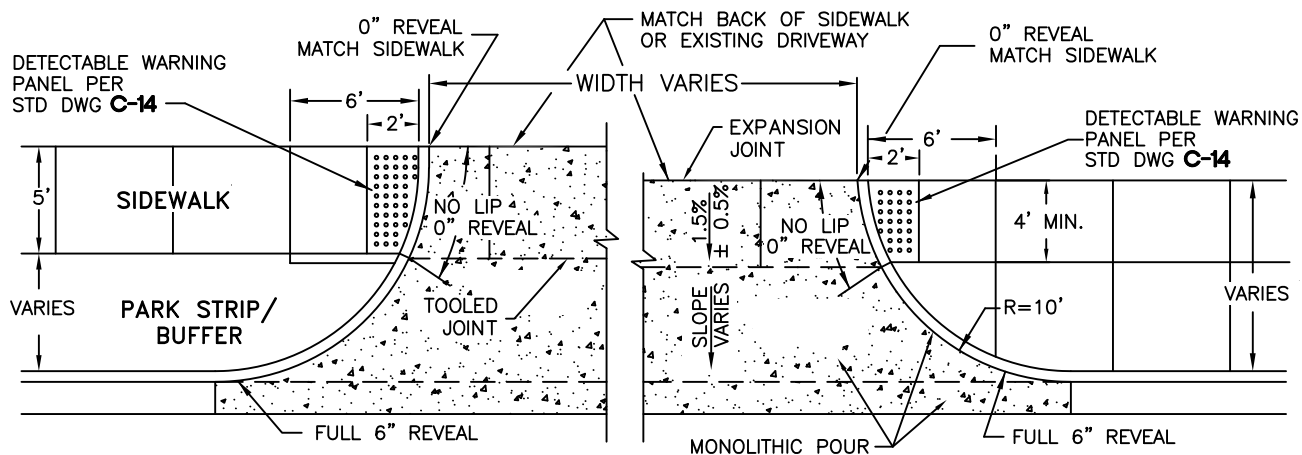
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

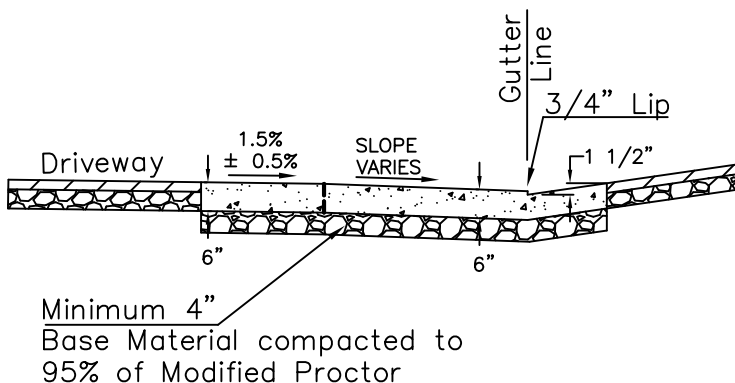
6/8/26  
DATE:

DWG NO.

C-10



**PLAN**



**PROFILE**

**RADIUS APPROACH**

NOT TO SCALE

**NOTES:**

1. Truncated domes shall be installed on high volume approaches.
2. Commercial approach width: 18' Min. – 40' Max.
3. See Std. Dwg. **C-13** for driveway approach locations.
4. Radius shall be 10 feet minimum, 20 feet maximum unless otherwise approved.
5. Concrete shall be a minimum 28 day compressive strength of 4000 PSI.
6. Maintain 5' panel joint spacing in sidewalk through approach.
7. Approach may be poured separate from sidewalk.



CITY OF COEUR D'ALENE STANDARD DRAWING

**COMMERCIAL  
APPROACH**

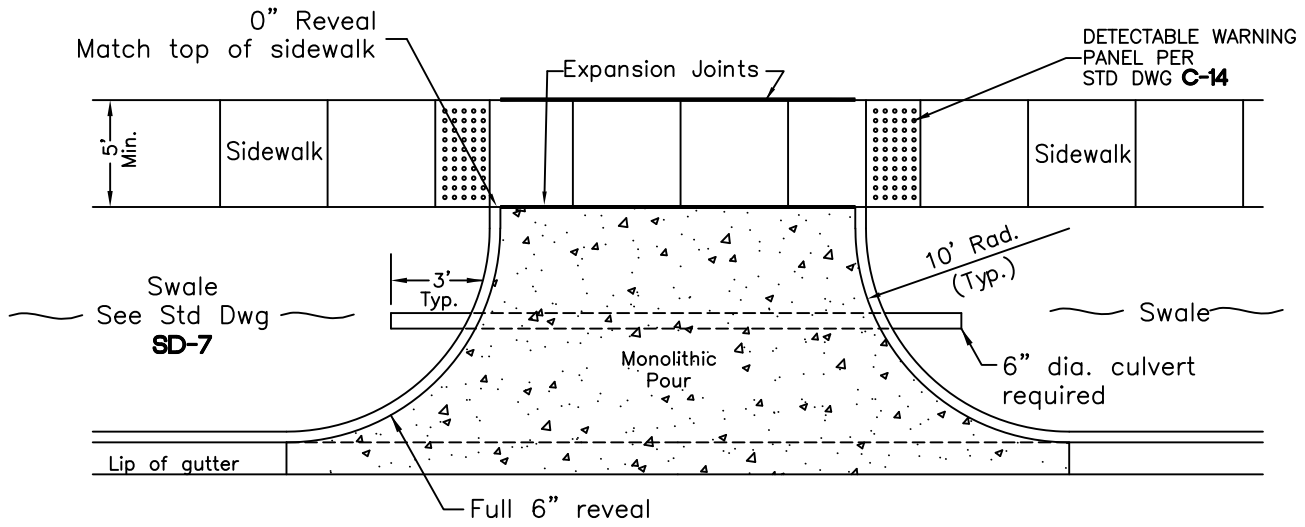
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

7/24/26  
DATE:

DWG NO.

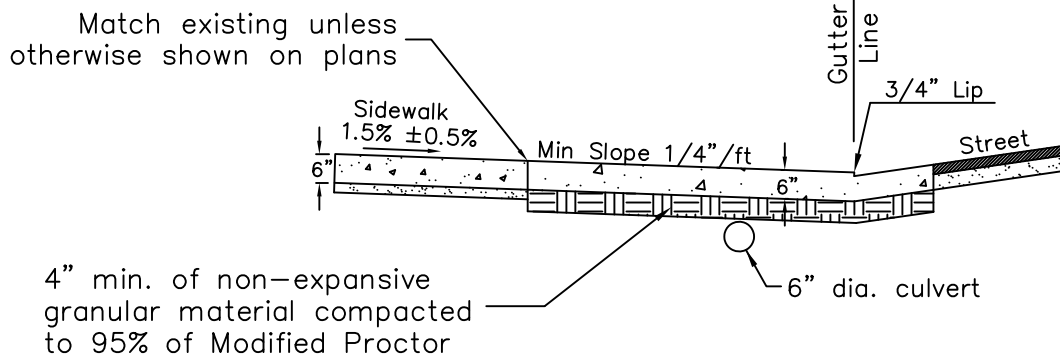
C-11



**PLAN**

## **RADIUS APPROACH**

NOT TO SCALE



### **NOTES:**

1. Radius shall be a minimum of 10 feet, maximum of 20 feet.
2. Concrete shall have a 28 day compressive strength of 4000 PSI.
2. Commercial approach width: 18' Min. – 40' Max.
3. Commercial/multi-family sidewalk shall be 6" thick through approach.
4. See Standard Drawing **C-13** for driveway approach locations.
5. See Standard Drawing **C-9** for grassy swale detail.
6. Culvert material shall be Schedule 40 or equal, with smooth interior wall.
7. Truncated domes shall be installed on high volume approaches.
8. Maintain 5' sidewalk joint spacing through approach.



CITY OF COEUR D'ALENE STANDARD DRAWING

## **COMMERCIAL APPROACH WITH GRASSY SWALE**

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

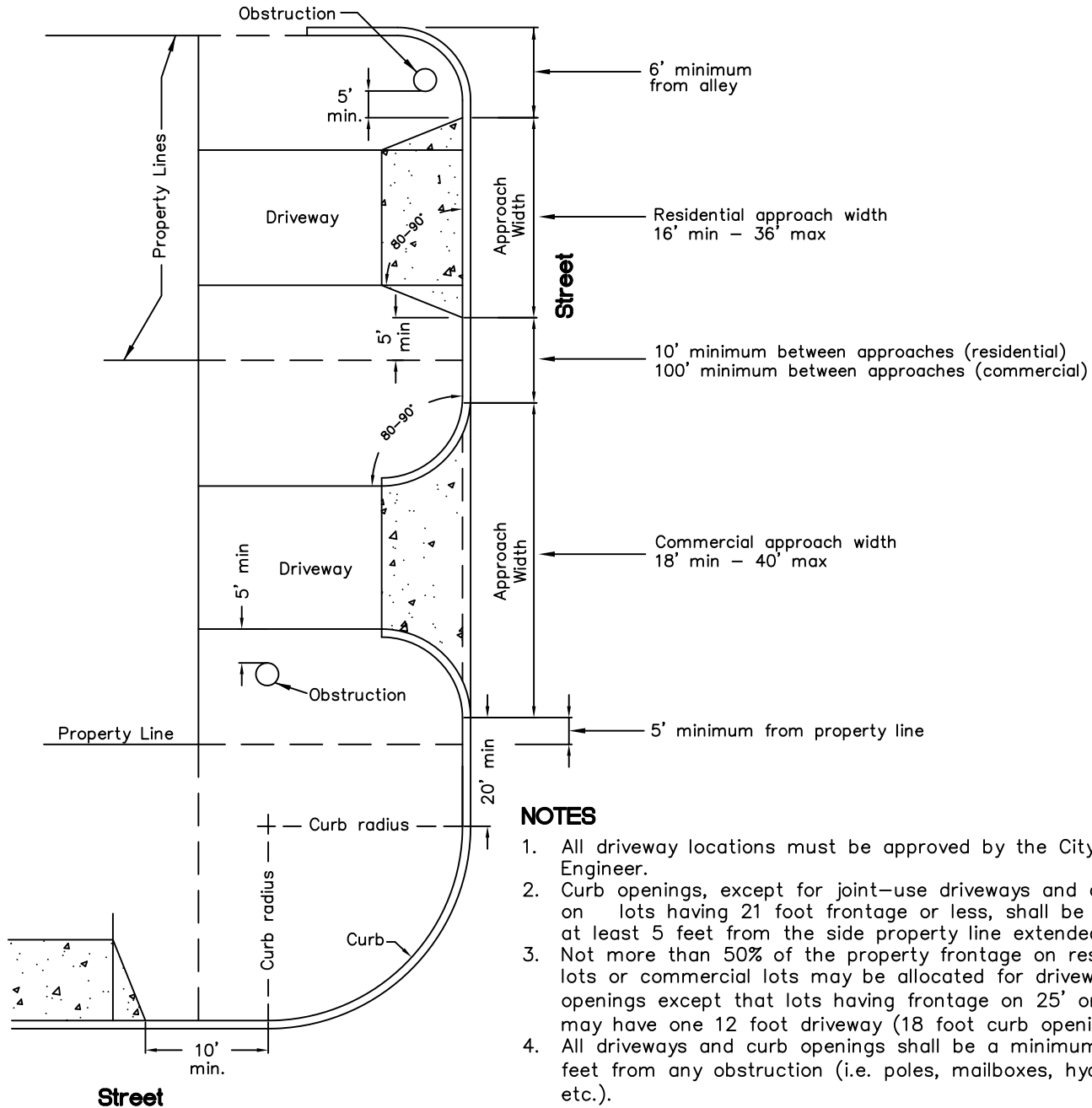
6/8/26  
DATE:

DWG NO.

C-12



**Alley**



**Street**

Not to Scale

### NOTES

1. All driveway locations must be approved by the City Engineer.
2. Curb openings, except for joint-use driveways and driveways on lots having 21 foot frontage or less, shall be located at least 5 feet from the side property line extended.
3. Not more than 50% of the property frontage on residential lots or commercial lots may be allocated for driveway curb openings except that lots having frontage on 25' or less may have one 12 foot driveway (18 foot curb opening).
4. All driveways and curb openings shall be a minimum of 5 feet from any obstruction (i.e. poles, mailboxes, hydrants, etc.).
5. No portion of any driveway shall be allowed across a property line extended normal to the roadway from the front corner of the property, except that joint-use driveways may be permitted in special instances where written approval of both property owners is filed with the City.
6. Driveways shall not be placed within the functional area of a signalized intersection.
7. For new approaches with curb removed see Standard Drawings M-11 and M-12 for pavement removal and patching.
8. The maximum driveway slope is 10% unless approved by the Fire Department.



CITY OF COEUR D'ALENE STANDARD DRAWING

## DRIVEWAY APPROACH LOCATIONS AND WIDTHS

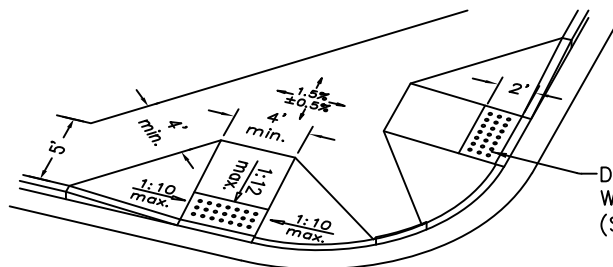
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

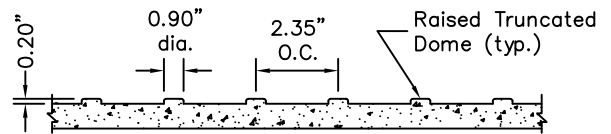
6/10/26  
DATE:

DWG NO.

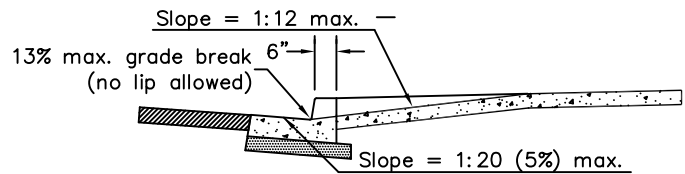
C-13



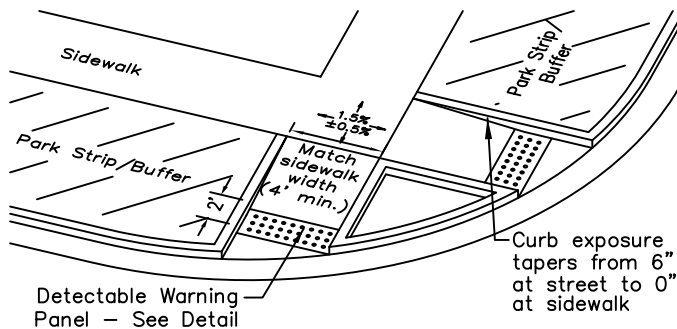
**Type 'B'**  
Double Ramp, Contiguous Sidewalk



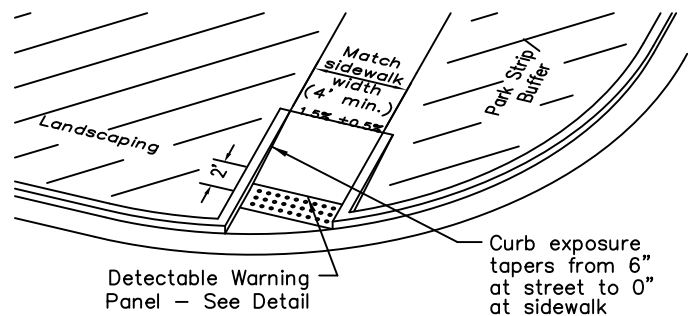
**Detectable Warning Panel**  
"Equaltile" or Approved Equal  
Cast Iron Preferred (Required Downtown)



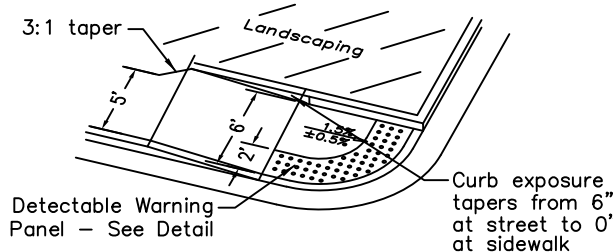
**Section View**



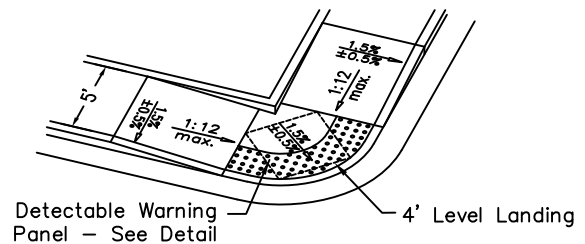
**Type 'C'**  
Double Ramp, Detached Sidewalk



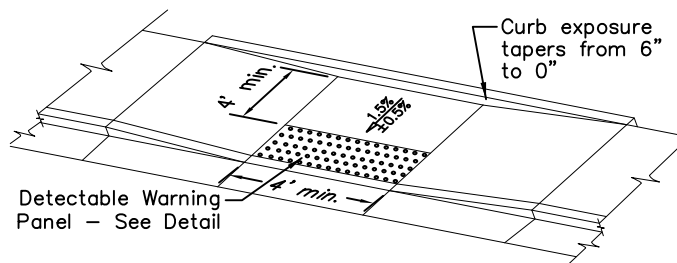
**Type 'D'**  
Single Ramp, Detached Sidewalk



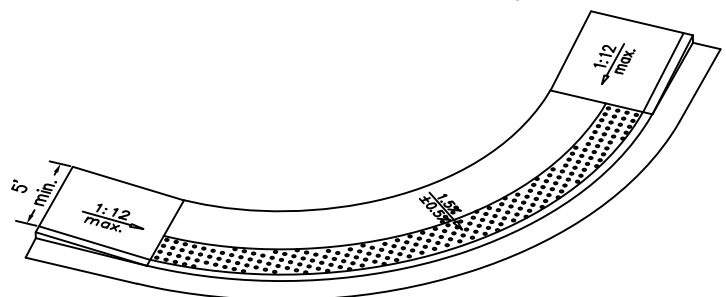
**Type 'E'**  
Small Radius, Single Ramp, Sidewalk in One Direction



**Type 'F'**  
Small Radius Blended Transition  
Constrained Conditions Only



**Type 'G'**  
Parallel Type, Constrained Conditions



**Type 'H'**  
Large Radius Blended Transition

**NOTES:**

1. Two ramps per corner are required unless approved by the City Engineer.
2. Ramps shall not conflict with catch basins or curb inlets.
3. Maximum ramp running slope = 8.3% (15' max.)
4. Maximum ramp cross slope = 2.0%
5. Combinations of ramp types may be required at some intersections.
6. Ramp must be flush with gutter/pavement (no lip allowed).
7. Maximum ramp length is 15' if 8.3% slope cannot be achieved.



CITY OF COEUR D'ALENE STANDARD DRAWING

**PEDESTRIAN  
RAMP**

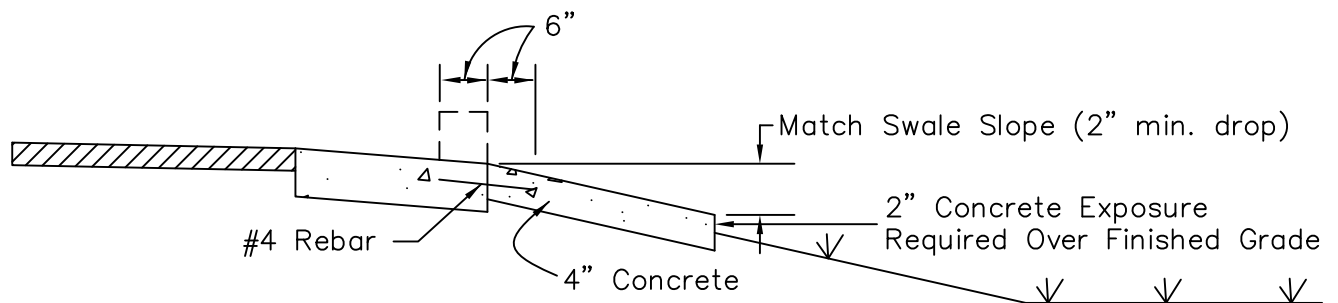
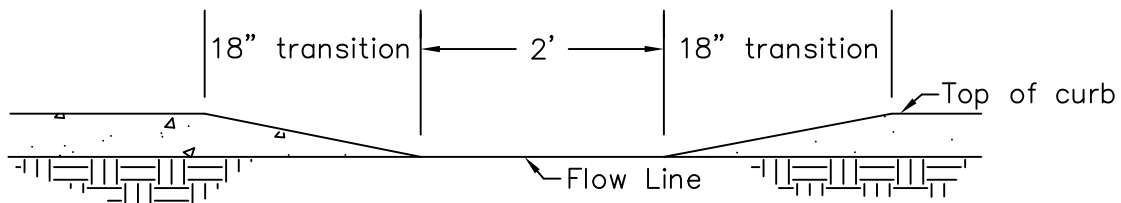
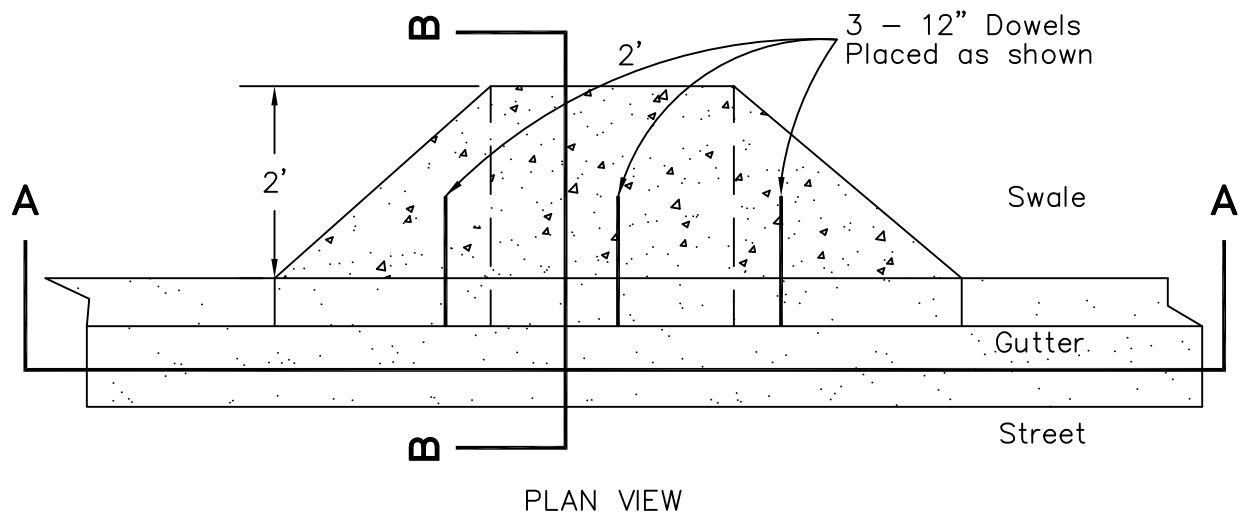
APPROVED BY:

*Chris Boddy*  
CITY ENGINEER, PE 10804

6/26/26  
DATE:

DWG NO.

C-14



Not to Scale



CITY OF COEUR D'ALENE STANDARD DRAWING

**INLET  
APRON**

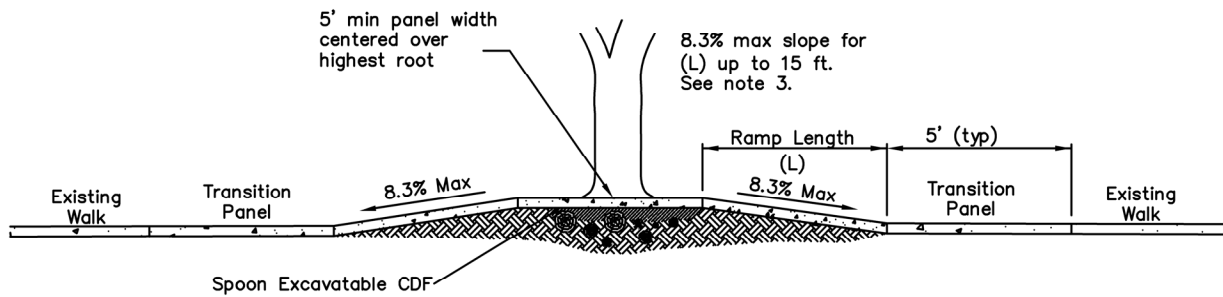
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

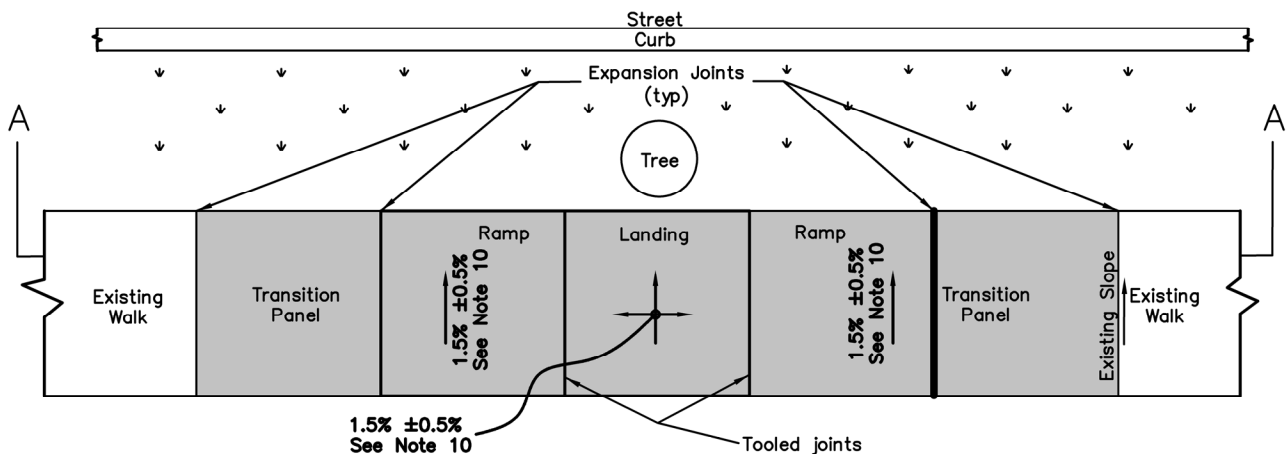
4/16/26  
DATE:

DWG NO.

C-17



**Section A-A**



**Plan View**

**Notes:**

1. Allowable only with approval from the City's Urban Forester.
2. This plan does not apply for new sidewalk construction in undeveloped areas.
3. A 5-ft transition panel is required when cross slope of adjacent existing walk exceeds 2.0%
4. The maximum ramp running slope shall not require the ramp length (L) to exceed 15 ft to avoid chasing the slope indefinitely; increase the maximum running slope as directed by the Engineer. No additional construction tolerance is allowed.
5. Root areas shall be undisturbed as much as practical. Loose soil shall be lightly hand tamped. If root trimming is necessary contact the City Urban Forestry department.
6. Fill voids around roots to provide sidewalk support w/ layer of spoon excavatable Controlled Density Fill (CDF). A 1-inch minimum cover over the highest root is required.
7. See Std Dwg C-5 for general sidewalk requirements.
8. Place topsoil and hydroseed or sod to match existing conditions.
9. Raise, relocate, or replace existing sprinkler system as needed.
10. 1.0% minimum cross slope and 2.0% maximum cross slope. No additional construction tolerance is allowed.



CITY OF COEUR D'ALENE STANDARD DRAWING

**SIDEWALK REPAIR  
RAMPING AT TREES**

APPROVED BY:

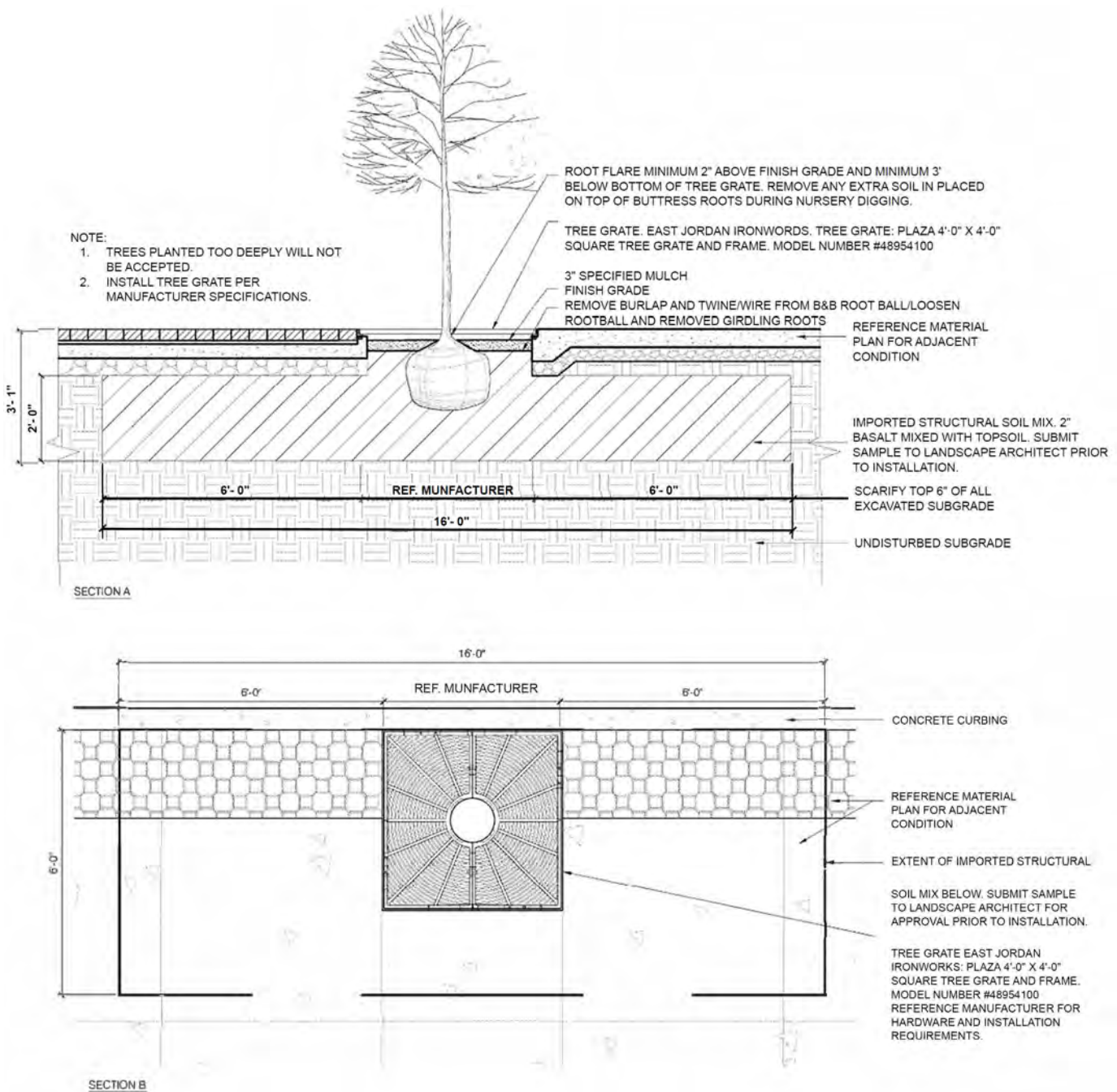
*Chris Bosley*  
CITY ENGINEER, PE 10804

6/26/26  
DATE:

DWG NO.

C-18





**NOTES:**

1. Tree Wells are to be used to plant street trees in sidewalk within City rights-of-way.
2. Place on compacted subgrade.
3. Compressive strength of concrete shall be 4000 PSI minimum.
4. Loose soil shall be lightly hand tamped. If root trimming is necessary, contact the City Urban Forestry department.
5. See Std Dwg C-5 for general sidewalk requirements.
6. Relocate or replace existing sprinkler systems as needed.
9. 1.0% minimum cross slope and 2.0% maximum cross slope for tree wells placed within the ADA route.



CITY OF COEUR D'ALENE STANDARD DRAWING

**TREE WELL**

APPROVED BY:

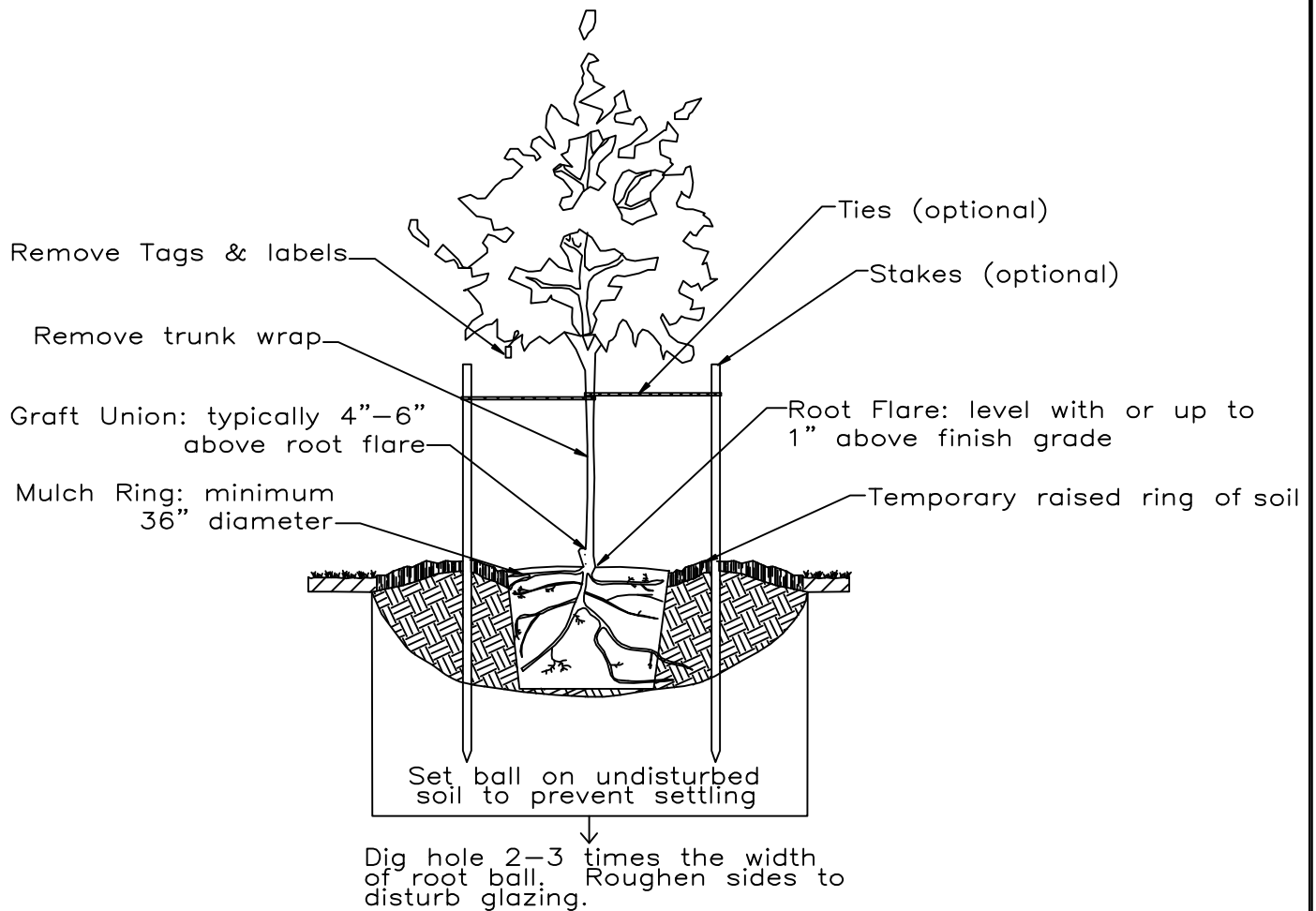
*Chris Bosley*  
CITY ENGINEER, PE 10804

5/15/26  
DATE:

DWG NO.

C-20





## Planting Notes:

1. Plant materials must meet the minimum acceptable standard set by the American Association of Nurserymen's American Standard for Nursery Stock, ANSI 260.1. Broken, damaged, diseased, or substandard stock are prohibited from being planted in the public rights-of-way and will be rejected.
2. Only Class I (small growing) trees are permitted to be planted under or within fifteen feet ( 15') of overhead utility lines.
3. Prune only broken or damaged branches.
4. Do not apply fertilizer at time of planting.
5. The root flare is the point where the topmost structural root emerges from the trunk. The depth of the root ball shall be measured from the root flare to the bottom of the ball.
6. Remove any excess soil from top of root ball to expose the root flare. Plant with root flare level with or up to 1" above finish grade.
7. Remove container from root ball.
8. Straighten or cut and remove any circling roots and scarify the edge of the root ball.
9. Backfill planting hole 2/3 full with existing soil, settle with water, continue to fill with soil, water again. Water thoroughly after installation to eliminate air pockets.
10. Construct a temporary raised ring of soil at edge of root ball to contain water. Remove or breach before winter.
11. Construct mulch ring with minimum 36" diameter of aged woody material to a depth of 2–4"; leave 3" bare ground between mulch and tree trunk.
12. Stakes and ties are optional. Use only if necessary for stability. Set stakes parallel to prevailing wind and outside of root ball. Ties must be wide (minimum 1 ") flexible belt-like strapping. Do not use rope or wire. Do not over-tighten around tree. Ties should be tight enough to support the tree while allowing it to sway. Remove stakes and ties within one year.
13. Trees benefit when irrigated separately from turf. Water new trees during summer months to a depth of 12"–18" once per week (about 5 gallons of water per caliper inch) for the first 3 growing seasons. During periods of drought, new trees may need more frequent watering.
14. Trees shall be planted a minimum of 10 feet from all utilities and stormwater curb inlets and drywells.



CITY OF COEUR D'ALENE STANDARD DRAWING

# TREE PLANTING

APPROVED BY:

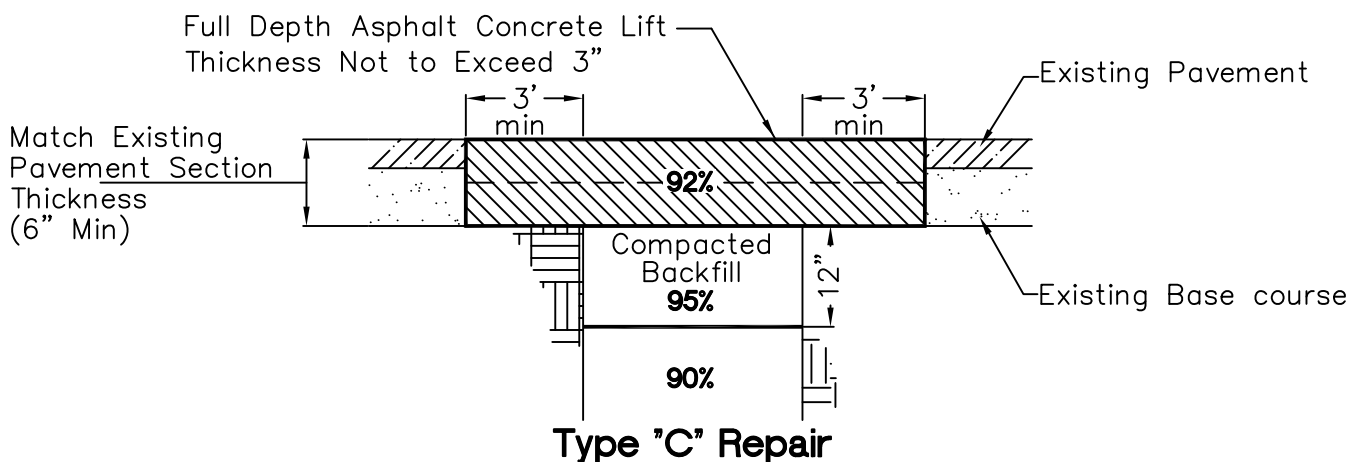
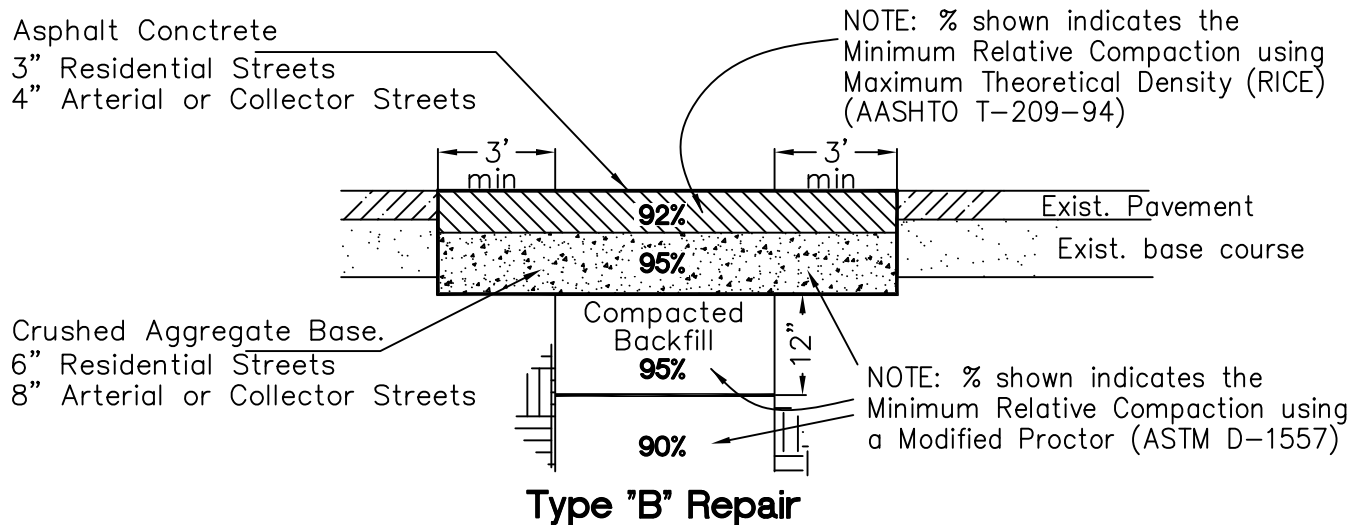
*Chris Bosley*  
CITY ENGINEER, PE 10804

5/27/26  
DATE:

DWG NO.

M-3





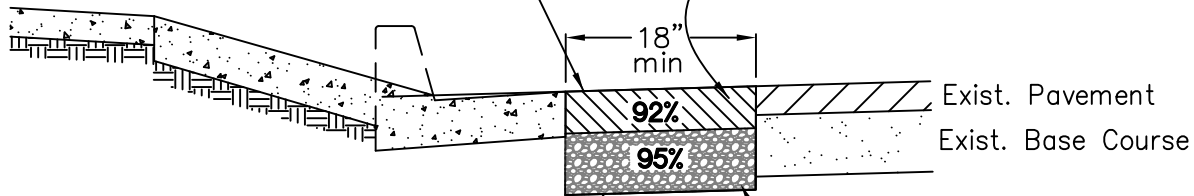
1. All street cuts must follow City of Coeur d'Alene Pavement Cut Policy.
2. Trench must be approved by public works inspection prior to crushed rock placement.
3. Repairs on streets chipsealed within past 5 years must also be chipsealed.



M-11

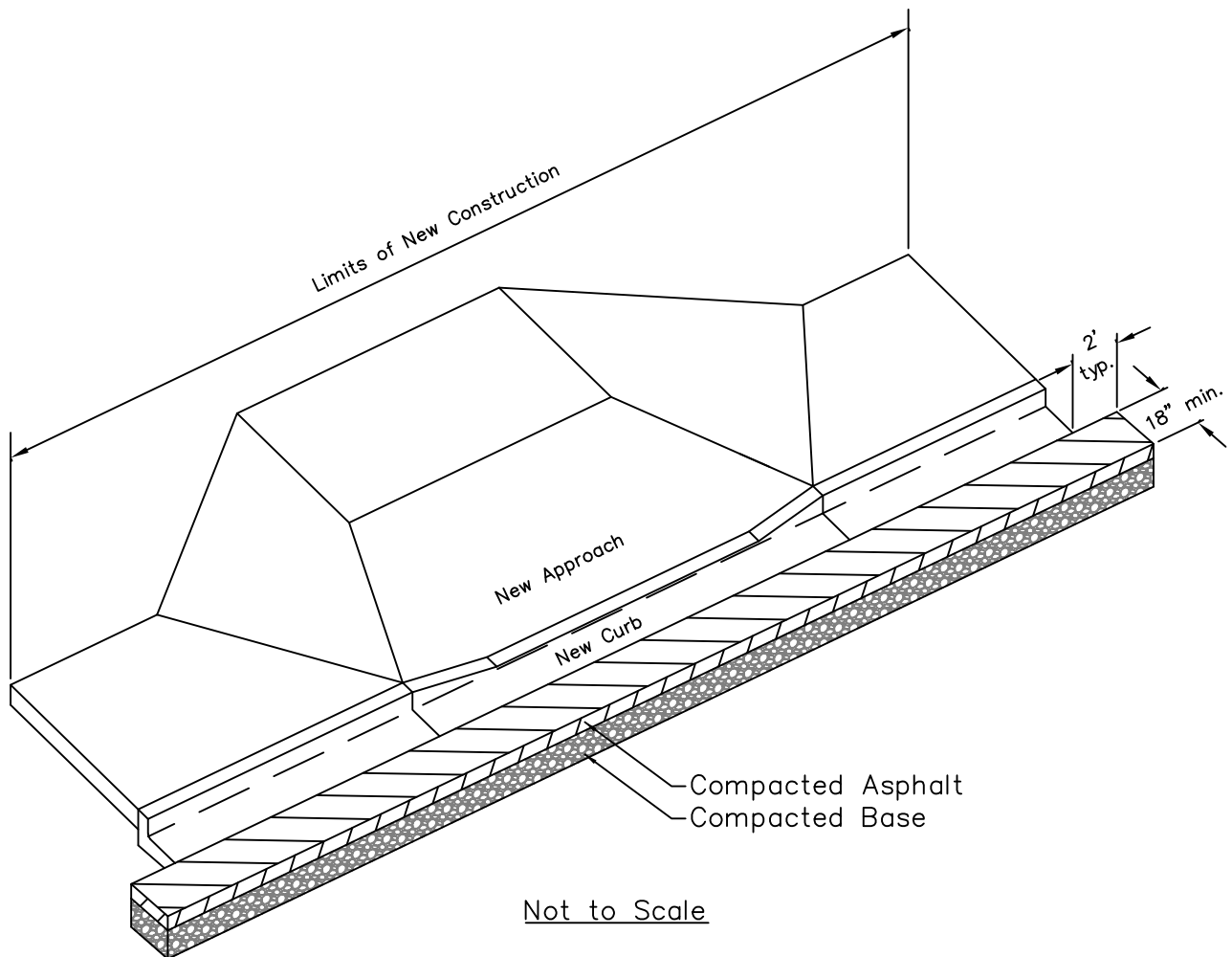
Asphalt Concrete  
3" Residential Streets  
4" Arterial/Collector Streets

NOTE: % shown indicates the Minimum Relative Compaction using Maximum Theoretical Density (RICE) (AASHTO T-209-94)



Crushed Aggregate Base.  
6" Residential Streets  
8" Arterial or Collector Streets

NOTE: % shown indicates the Minimum Relative Compaction using a Modified Proctor (ASTM D-1557)



CITY OF COEUR D'ALENE STANDARD DRAWING

# ***CURB INSTALLATION PAVEMENT REPAIR***

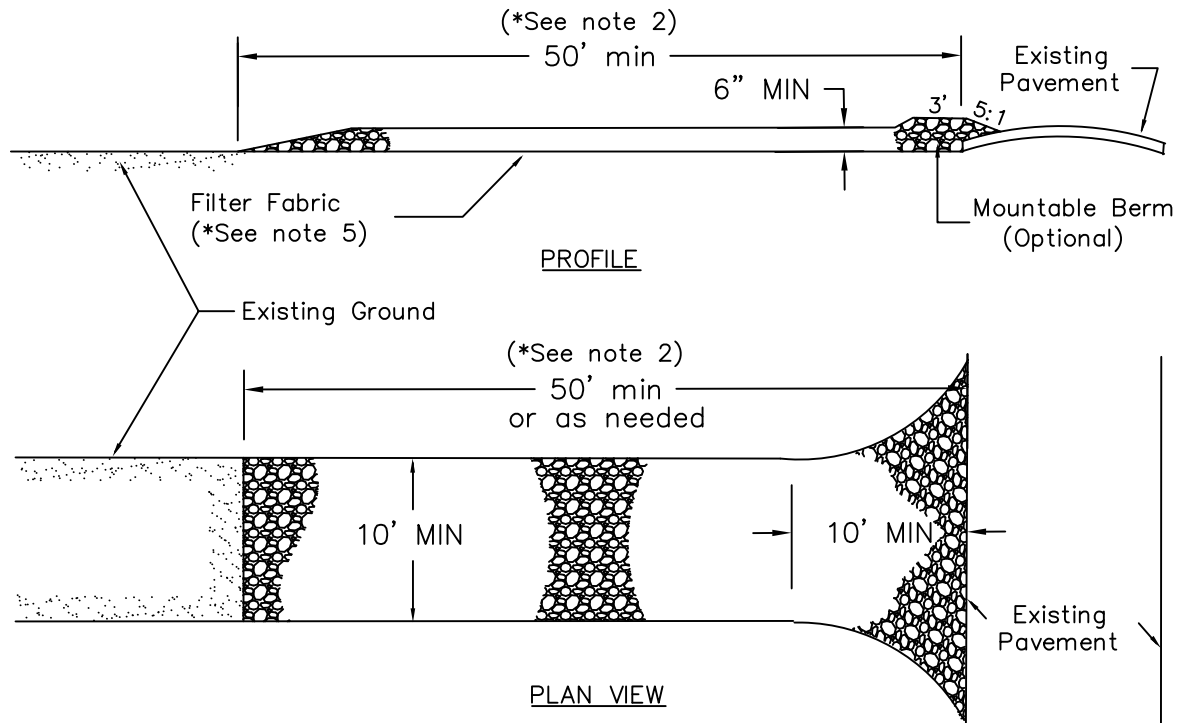
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

4/16/26  
DATE:

DWG NO.

M-12



### CONSTRUCTION SPECIFICATIONS

1. Stone size: 2" stone or reclaimed or recycled concrete equivalent.
2. Length: as required to prevent dirt tracking from site, but not less than 50 feet (except 20 foot minimum on a single family residence).
3. Thickness: not less than 6 inches.
4. Width: 10 foot minimum, but not less than the full width of ingress and egress locations.
5. Filter fabric shall be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residence lot.
6. Surface water: all surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be required.
7. Maintenance: the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.
8. Washing: wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done in an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



CITY OF COEUR D'ALENE STANDARD DRAWING

## ***STABILIZED CONSTRUCTION ENTRANCE***

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

6/8/16  
DATE:

DWG NO.

M-18

1. All work shall conform to the "Idaho Standards for Public Works Construction" and the City of Coeur d'Alene Standard Drawings and Specifications. In the case of a conflict, City of Coeur d'Alene Standards shall prevail.
2. The contractor shall notify the appropriate utility company prior to starting work near any facilities and shall coordinate his work with company representatives. All utility services shall be installed underground, for existing utility locations, contact \*811 at least 48 hours prior to starting any excavations.
3. Work shall not begin until a notice to proceed is issued by the City.
4. The contractor shall notify the City of Coeur d'Alene Streets & Engineering Inspector 48 hours prior to starting work.
5. An encroachment permit shall be obtained from the City Streets & Engineering Department for work within existing City right-of-way.
6. The contractor shall have an approved set of improvement plans on the job site at all times.
7. Construction expansion joints are required in curb and gutter at returns and at driveway intersections per City Standards, 100' max. spacing. Weakened plane joints are required every ten (10) feet per City Standards.
8. All underground utility laterals shall be installed before construction of curbs, cross gutters, or surfacing of the streets.
9. Where trenches are within public easements, compaction test results shall be submitted to the Engineer of Record and the City Engineer by a qualified geotechnical engineer certifying that trench backfill was compacted as required in accordance with ISPWC and City of Coeur d'Alene Specifications.
10. All testing required by the City of Coeur d'Alene shall be at no cost to the City.
11. Construction sites greater of one (1) acre or greater may require a Storm Water Pollution Prevention Plan (SWPPP) through the Idaho Department of Environmental Quality.



CITY OF COEUR D'ALENE STANDARD DRAWING

*GENERAL NOTES*  
*PAGE 1*

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

7/24/16  
DATE:

DWG NO.

M-22

12. All operations conducted on the premises, including the warming up, repair, arrival, departure or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 A.M. and 5:00 P.M. everyday unless otherwise approved by the City of Coeur d'Alene.

13. All existing improvements including curb and gutter, sidewalks, asphaltic concrete or Portland Cement Concrete paving, which are being joined or matched in connection with this project shall be joined or matched in a manner satisfactory to the City Engineer, including necessary sawcutting, removal, and replacement.

14. No revisions shall be made to these plans without the approval of the City Engineer.

15. Compaction testing shall be performed on the following:

- |                 |   |                                                                                              |
|-----------------|---|----------------------------------------------------------------------------------------------|
| Embankment      | - | <b>1 per 50 cy</b>                                                                           |
| Trench          | - | <b>1 per 50 cy</b> located in pipe zone, mid-depth, surface, and around manholes and valves. |
| Subgrade        |   |                                                                                              |
| Road base       | - | <b>1 per 750-1000 sf</b>                                                                     |
| Asphalt paving  |   |                                                                                              |
| Curb and gutter | - | <b>1 per 75-100 lf</b>                                                                       |
| Sidewalk        |   |                                                                                              |

The City may require additional testing if deemed necessary.

16. The Contractor shall provide a copy of the percolation test results and a letter from the design professional stating that the swales were constructed in accordance with their recommendations.



CITY OF COEUR D'ALENE STANDARD DRAWING

# *GENERAL NOTES*

## *PAGE 2*

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

7/24/26  
DATE:

DWG NO.

M-23

1. All work shall conform to the requirements of Section 600 of the "Idaho Standards for Public Works Construction" (ISPWC) and the City of Coeur d'Alene Standard Drawings and Specifications. In the case of conflict, City of Coeur d'Alene Standards shall prevail.

2. Location and elevation of existing facilities should be confirmed by field measurements and excavation exploration by the contractor, prior to beginning of new work.

3. Stormwater Division does not respond to "One-Call" notification. They must be called separately for locates on Storm Drain at (208)769-2235.

4. The contractor must secure approval from the City of Coeur d'Alene Streets & Engineering Inspector prior to backfill over Storm Drain mainline.

5. The City of Coeur d'Alene Streets & Engineering Inspector shall be notified at least forty-eight (48) hours prior to commencing work on Storm Drains.

6. All public storm drain lines shall be CCTV and submitted electronically in a usable formatted template using "POSM" or another pre-approved equivalent program to the City Streets and Engineering Department for review and approval prior to pavement. Please allow 48 hours for review. Call (208)769-2285 for inspection scheduling.

7. Manholes and pipes shall be identified using City provided Asset ID numbers. Call (208)769-2285 for Asset ID numbers when appropriate.

8. All manholes, drywells, and catch basins shall be inspected twice by the City of Coeur d'Alene Streets & Engineering Inspector - prior to backfill and prior to acceptance of improvements. Call (208)769-2285 for inspection scheduling.



CITY OF COEUR D'ALENE STANDARD DRAWING

## *STORM SYSTEM NOTES*

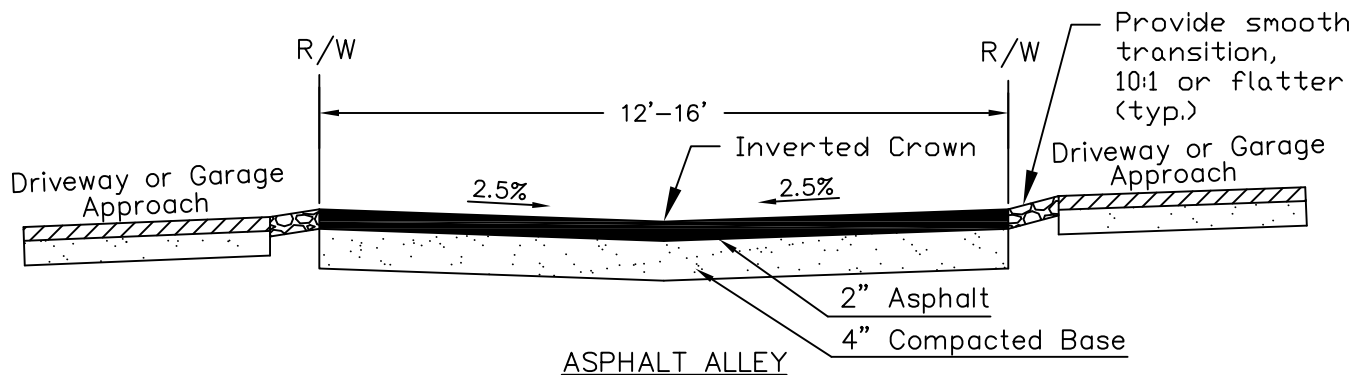
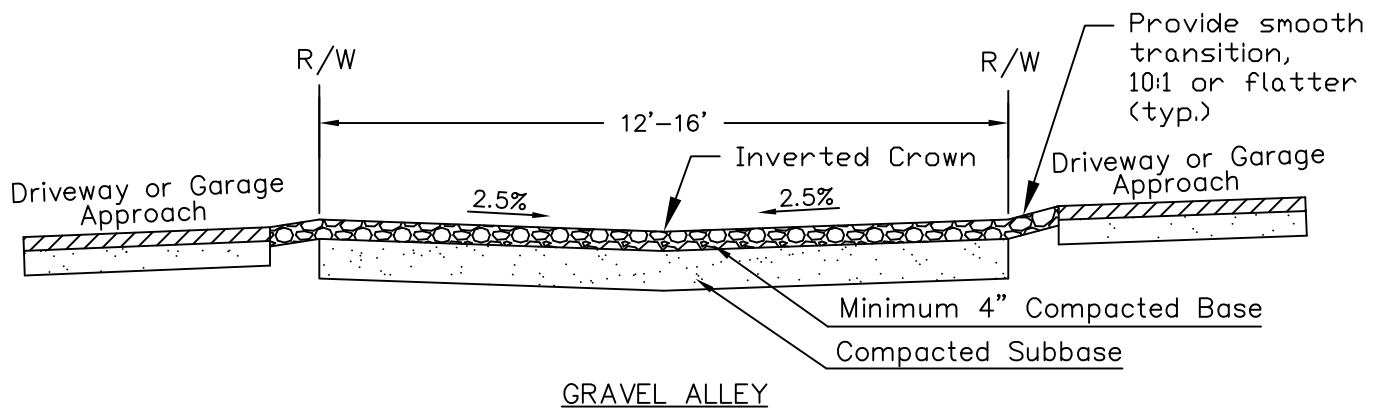
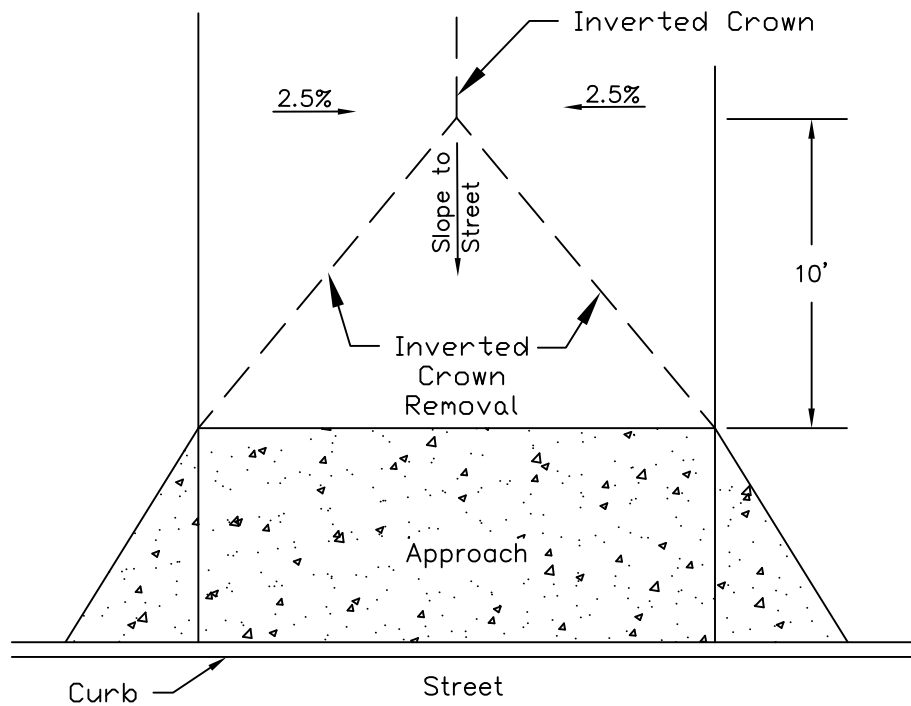
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

6/8/26  
DATE:

DWG NO.

M-33



**NOTES:**

1. Ensure that drainage flows uninterrupted to nearest street or catchbasin/drywell.
2. Ensure that all alley drainage is contained in the alley and does not discharge onto adjacent properties.



CITY OF COEUR D'ALENE STANDARD DRAWING

# ALLEY DETAIL

APPROVED BY:

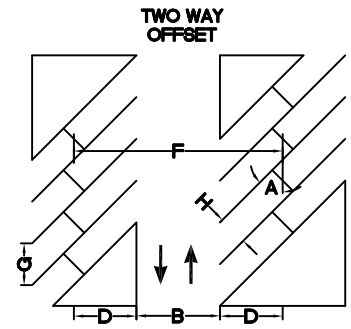
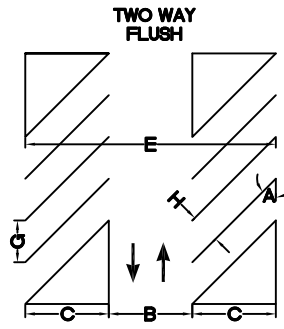
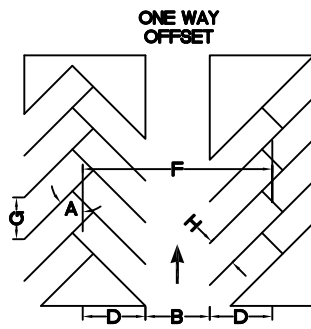
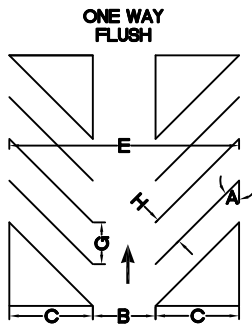
*Chris Bosley*  
CITY ENGINEER, PE 10804

7/24/26  
DATE:

DWG NO.

M-40





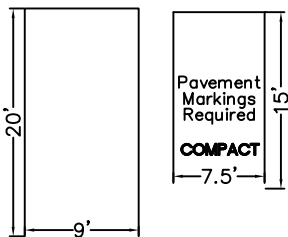
### ONE WAY TRAFFIC

| A             | B                   | C                  | D                   | E                     | F                      | G              | H             |
|---------------|---------------------|--------------------|---------------------|-----------------------|------------------------|----------------|---------------|
| ANGLE DEGREES | TRAFFIC AISLE WIDTH | BANK WIDTH (FLUSH) | BANK WIDTH (OFFSET) | SECTION WIDTH (FLUSH) | SECTION WIDTH (OFFSET) | LENGTH PER CAR | WIDTH PER CAR |
| 0°            | 12'                 | 8'                 | —                   | 28'                   | —                      | 23'            | 8'            |
| 40°           | 12'                 | 19'                | 15'                 | 50'                   | 42'                    | 13'            | 9'            |
| 50°           | 12'                 | 20'                | 17'                 | 52'                   | 46'                    | 11'            | 9'            |
| 60°           | 15'                 | 20'                | 18'                 | 55'                   | 51'                    | 10'            | 9'            |
| 70°           | 19'                 | 20'                | 19'                 | 59'                   | 57'                    | 10'            | 9'            |

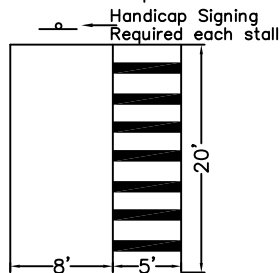
### TWO WAY TRAFFIC

| A             | B                   | C                  | D                   | E                     | F                      | G              | H             |
|---------------|---------------------|--------------------|---------------------|-----------------------|------------------------|----------------|---------------|
| ANGLE DEGREES | TRAFFIC AISLE WIDTH | BANK WIDTH (FLUSH) | BANK WIDTH (OFFSET) | SECTION WIDTH (FLUSH) | SECTION WIDTH (OFFSET) | LENGTH PER CAR | WIDTH PER CAR |
| 0°            | 24'                 | 8'                 | —                   | 40'                   | —                      | 23'            | 8'            |
| 40°           | 24'                 | 19'                | 15'                 | 62'                   | 54'                    | 13'            | 9'            |
| 50°           | 24'                 | 20'                | 17'                 | 64'                   | 58'                    | 11'            | 9'            |
| 60°           | 24'                 | 20'                | 18'                 | 64'                   | 60'                    | 10'            | 9'            |
| 70°           | 24'                 | 20'                | 19'                 | 64'                   | 62'                    | 10'            | 9'            |
| 90°           | 24'                 | 20'                | —                   | 64'                   | —                      | 9'             | 9'            |

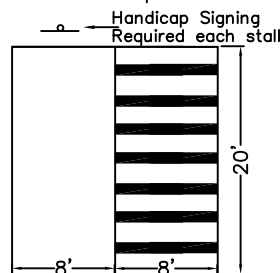
Standard Compact



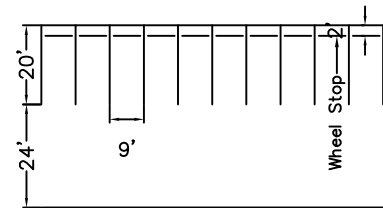
Standard Handicap



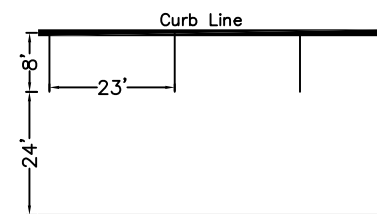
Van Accessible Handicap Stall



90°



PARALLEL 0°



### NOTES:

1. Off-street parking spaces shall be a minimum of nine feet wide and twenty feet long. Cd'A Municipal Code 17.44.360A1
2. Parking spaces designated for Compact cars, when allowed, may be reduced to 7 1/2 feet wide by 15 feet long. Cd'A Municipal Code 17.44.430
3. Traffic aisles shall be a minimum of 24 feet wide for 2-way traffic. Cd'A Municipal Code 17.44.370B
4. Parking spaces shall be set back a minimum of 20 feet from the street curb at the driveways. Cd'A Municipal Code 17.44.440C
5. 60" height from finished grade to base of Handicap Sign.



CITY OF COEUR D'ALENE STANDARD DRAWING

## PARKING STALL REQUIREMENTS

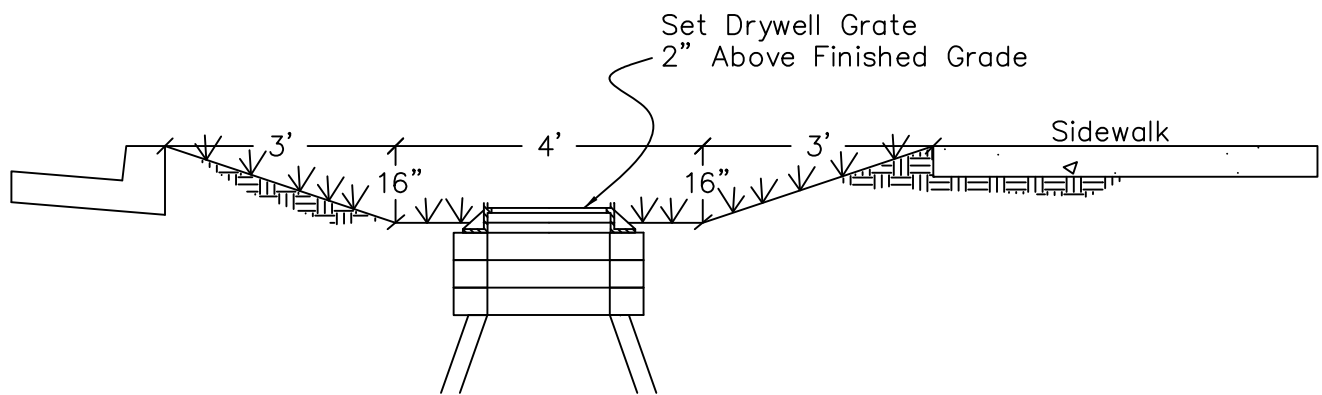
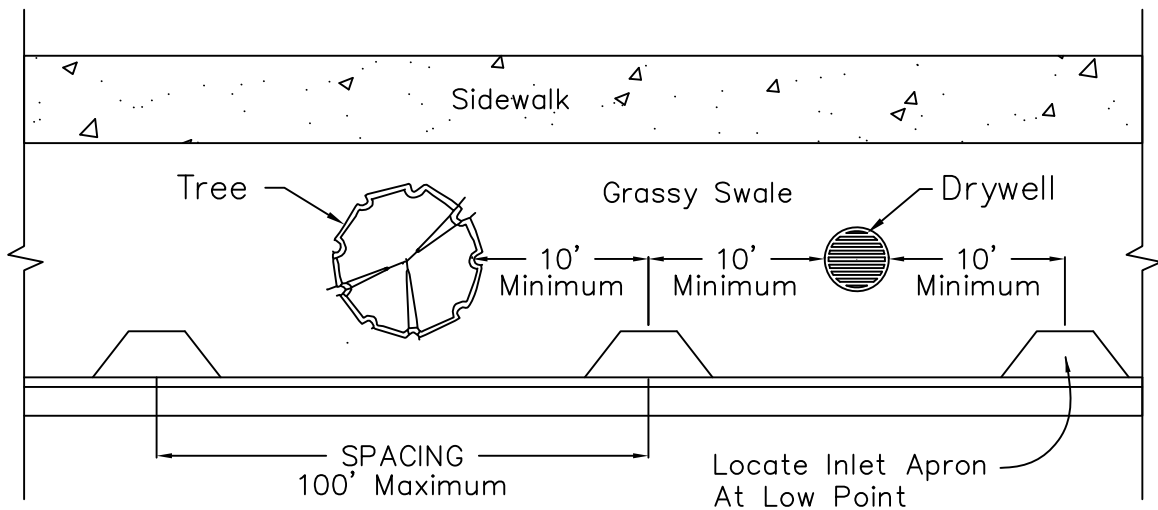
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

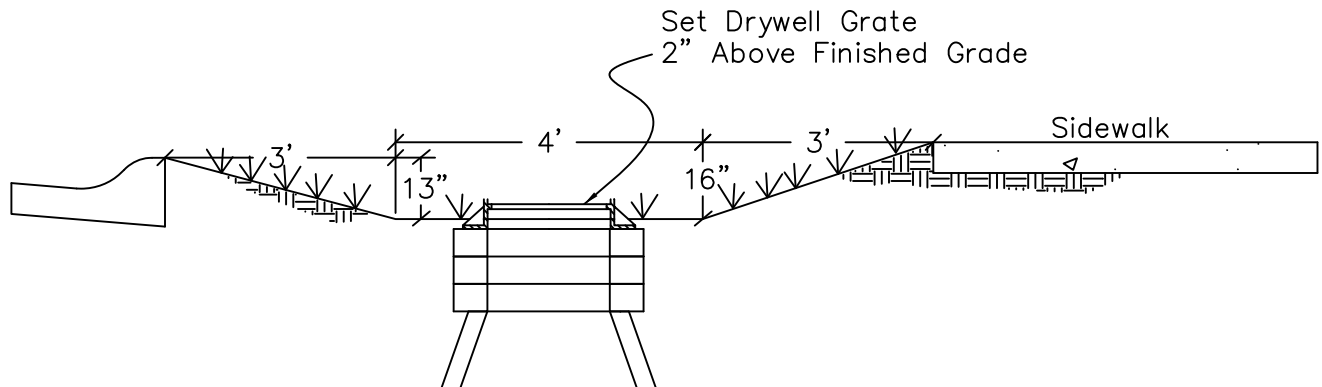
5/4/26  
DATE:

DWG NO.

M-41



**STANDARD CURB AND GUTTER SECTION**



**ROLLED CURB AND GUTTER SECTION**

**NOTES:**

1. Swales infiltration rate shall meet or exceed the approved design rate.
2. See Standard Drawing **SD-6A** and **SD-6B** for drywell details.
3. See Standard Drawing **C-17** for Inlet Apron detail.
4. Infiltration testing required after final grading.
5. Grass is required for swales; no artificial turf, rocks, or hardscaping allowed.



CITY OF COEUR D'ALENE STANDARD DRAWING

**STREET-SIDE GRASSY  
INFILTRATION SWALE**

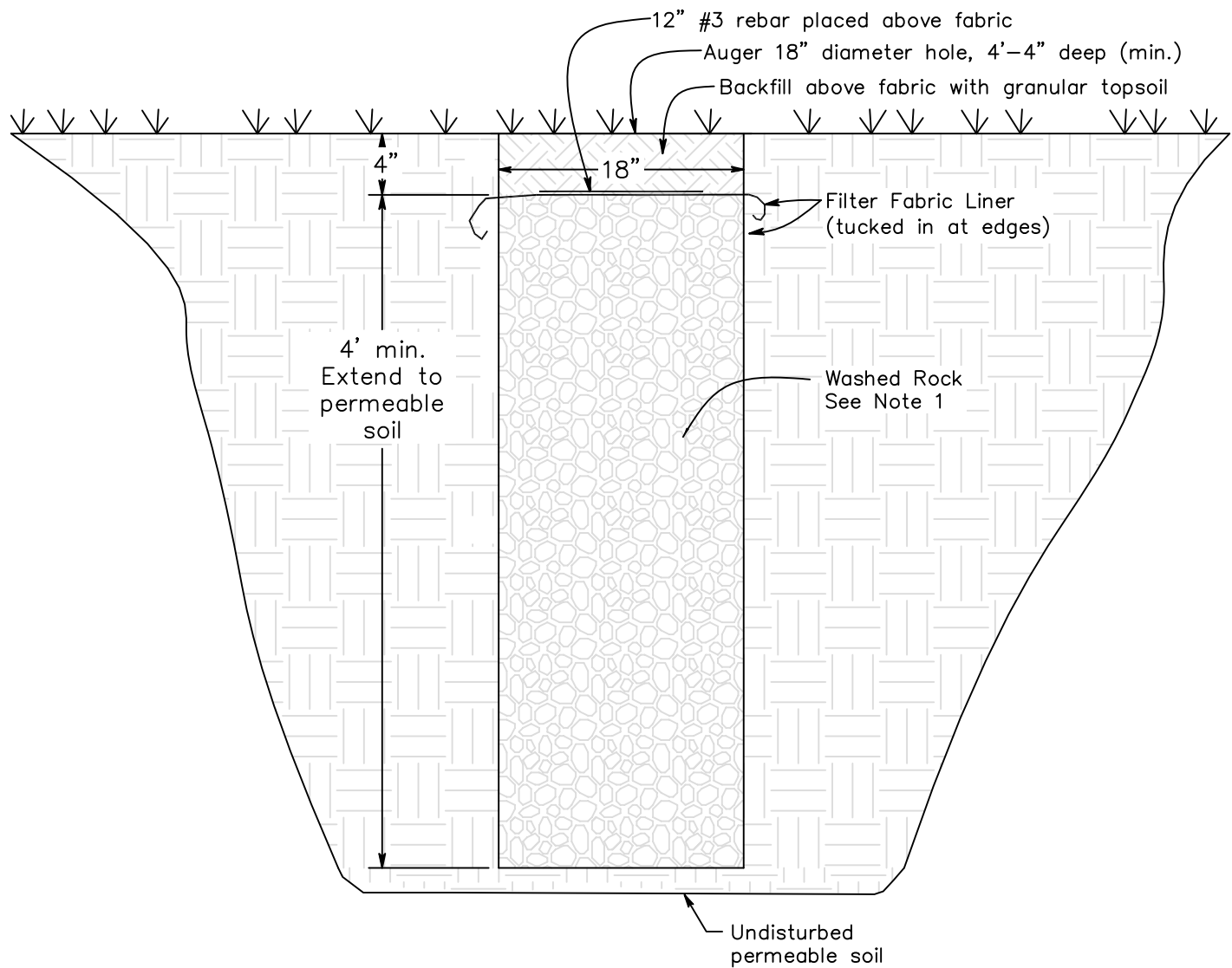
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

6/16/16  
DATE:

DWG NO.

SD-7



Not to Scale

### GENERAL NOTES

1. Special backfill material for wells shall consist of washed gravel graded from 1" to 3" with a maximum of 5% passing the No. 200 screen, as measured by weight.
2. Space multiple drains 10' apart and 10' from driveways and curb inlet aprons.



CITY OF COEUR D'ALENE STANDARD DRAWING

## *SWALE DRAIN*

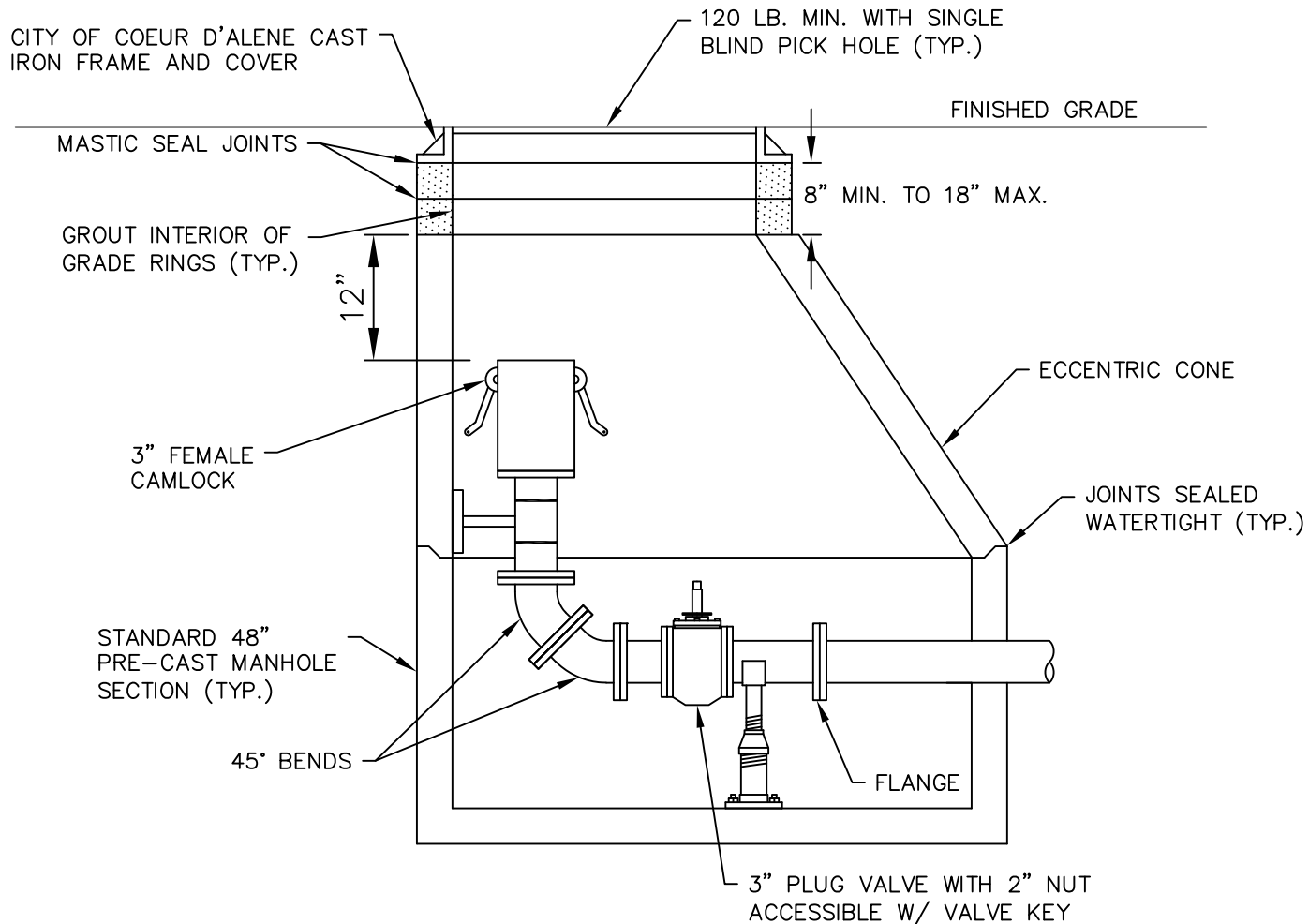
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

7/14/16  
DATE:

DWG NO.

SD-11



NOTE: ALL PIPING AND WALL SUPPORTS MUST BE STAINLESS STEEL



CITY OF COEUR D'ALENE STANDARD DRAWING

# ***PRESSURE SEWER CLEANOUT***

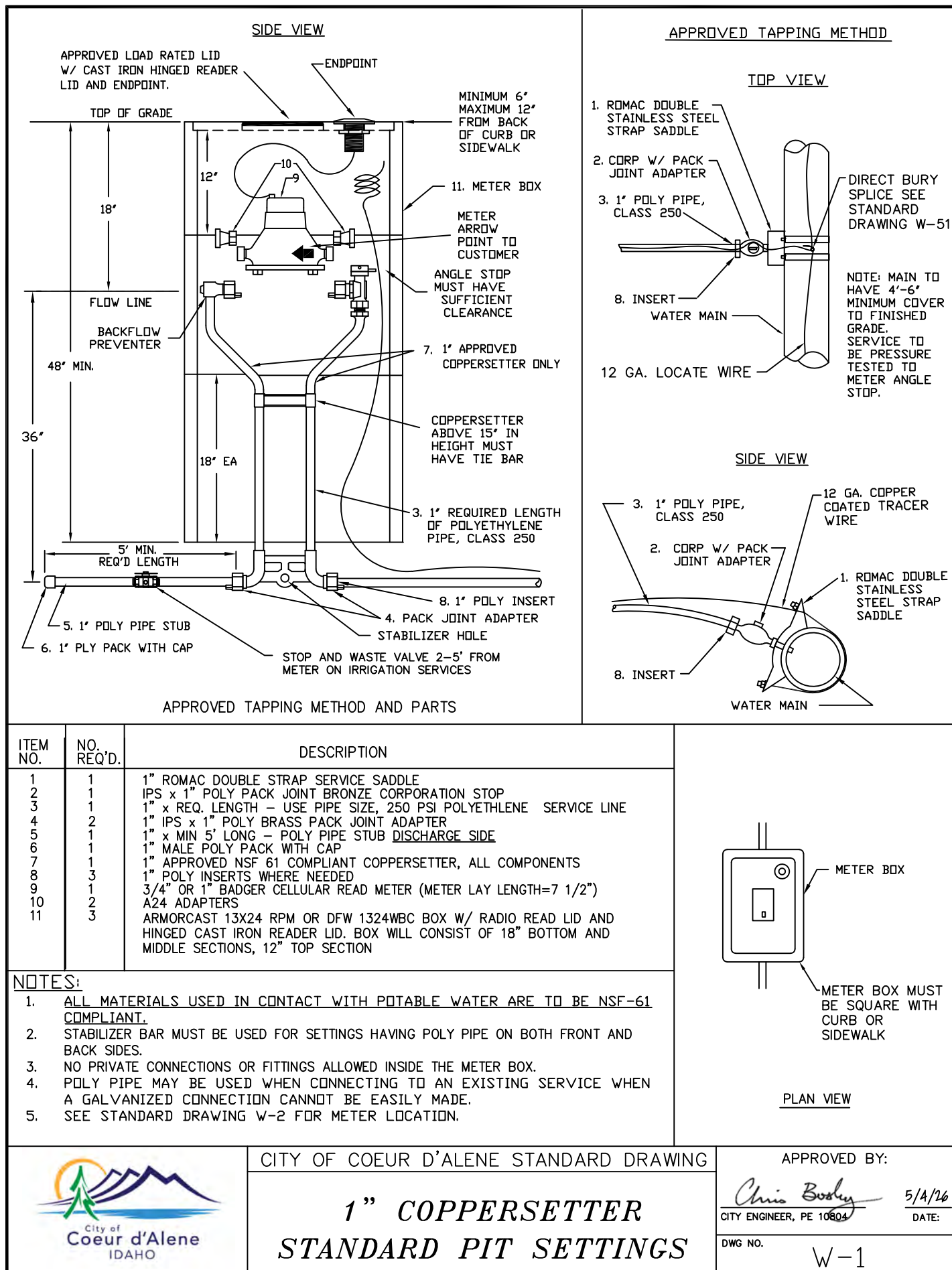
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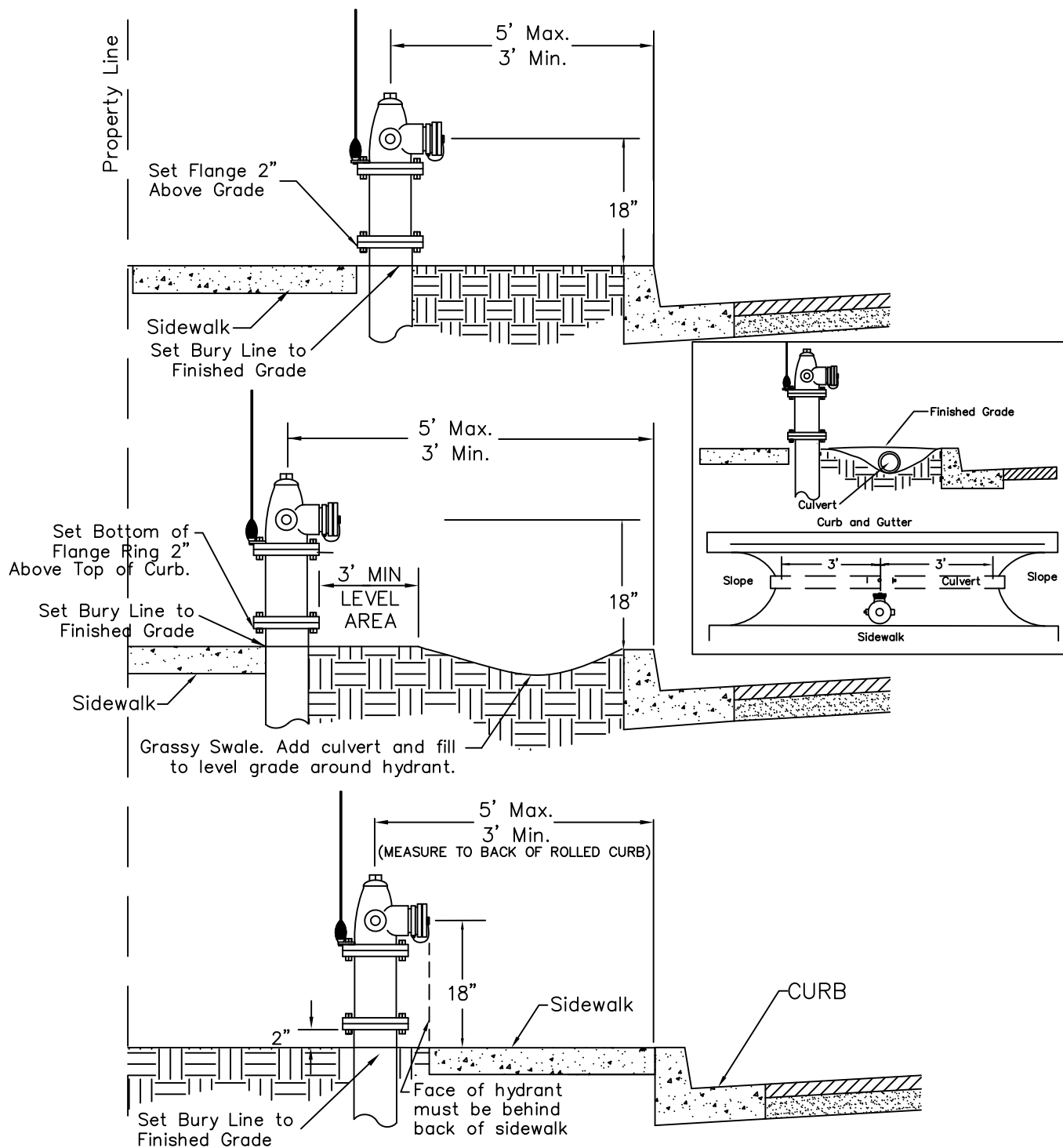
*Chris Bosley*  
CITY ENGINEER, PE 10804

5/27/26  
DATE:

DWG NO.

SS-12





#### NOTES

1. When distance from hydrant to the top or toe of slope is less than 2 feet, special installation will be required by the City Engineer.
2. Where hydrant is not protected by a vertical face of curb protective posts are required. See standard drawing w-53
3. The centerline of the hydrant shall be located 5' minimum from curb return and 5' minimum from a driveway or any fixed obstruction.



CITY OF COEUR D'ALENE STANDARD DRAWING

## FIRE HYDRANT LOCATIONS

APPROVED BY:

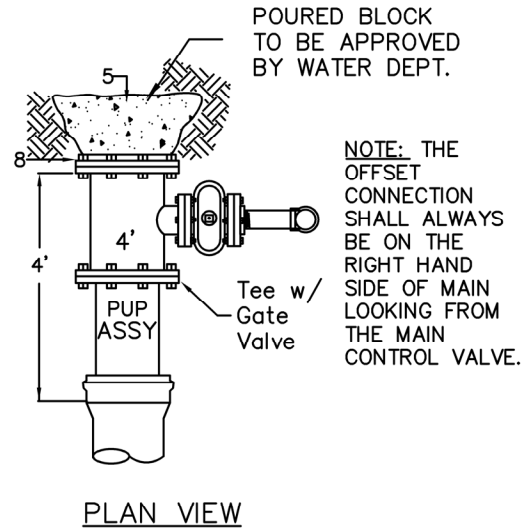
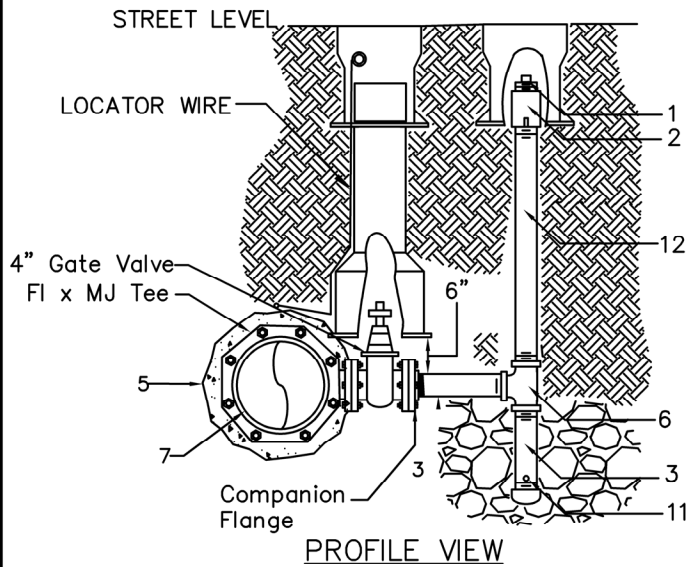
*Chris Bushy*  
CITY ENGINEER, PE 10604

3/12/26  
DATE:

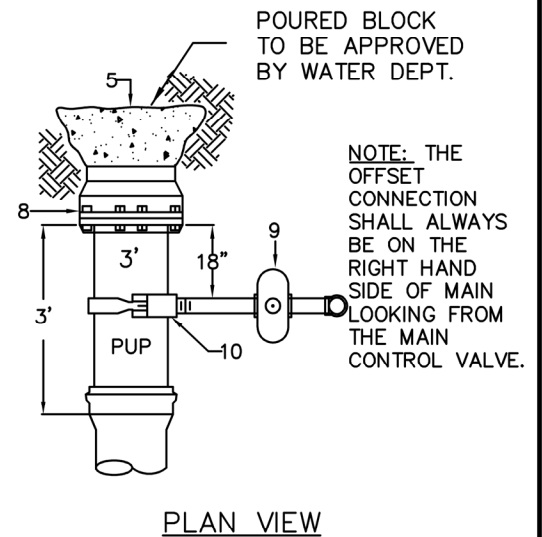
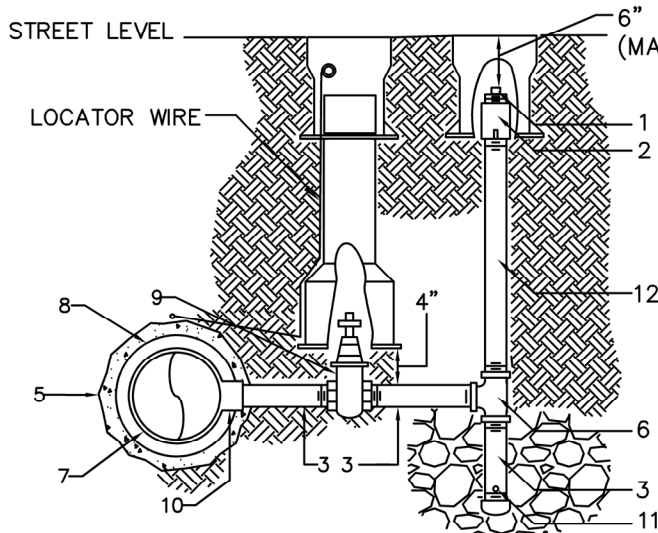
DWG NO.

W-4

# OFFSET CONNECTION/SIDE TAP – 12" AND LARGER C905 MAIN



## OFFSET CONNECTION/SIDE TAP FOR 6" & 8" C900



| ITEM NO. | NO. REQD. | DESCRIPTION                                                                          |
|----------|-----------|--------------------------------------------------------------------------------------|
| 1        | 2         | APP. PIPE DIA THREADED PLUG                                                          |
| 2        | 1         | THREAD IRON PIPE COUPLING                                                            |
| 3        | 3         | APP. PIPE DIA x 8" LONG GALVANIZED PIPE NIPPLE                                       |
| 4        | 2         | TYLER CAST IRON VALVE BOX W/16" TOP SECTION & LID. SERIES 6855-HD OR APPROVED EQUAL. |
| 5        | 1         | CONCRETE BLOCKING – PER DRAWING W-9 & W-10                                           |
| 6        | 1         | APP PIPE DIA THREADED IRON PIPE TEE -- GALVANIZED                                    |
| 7        | 1         | WATER MAIN, MINIMUM 3' PUP AT END                                                    |
| 8        | 1         | MAIN SIZE MJ CAP (6-8") OR BLIND FLANGE/MJ PLUG.                                     |
| 9        | 1         | APP DIA IPxIP THREADED GATE VALVE W/ 2" OPER. NUT                                    |
| 10       | 1         | MAIN SIZE x APP. TAP SIZE DOUBLE STRAP SADDLE.                                       |
| 11       | 4         | DRILL 1/8" HOLE OR CUT 1/2" SLOT WITH CHOP SAW                                       |
| 12       | 1         | APP DIA X REQUIRED LENGTH GALV. PIPE NIPPLE                                          |

NOTE: STANDARD 2" BLOW OFF ASSY. IS ADEQUATE FOR 8" AND SMALLER MAINS TO ACHIEVE 2.5 FT/SEC VELOCITY. REFERENCE WATER DEPT. STANDARD DRAWING W-35 "MAIN FLUSHING CHART", TO DETERMINE PROPER SIZE OF ASSEMBLY FOR 12" AND LARGER MAINS.



CITY OF COEUR D'ALENE STANDARD DRAWING

**TYP. FROST FREE  
BLOWOFF ASSEMBLY**

APPROVED BY:

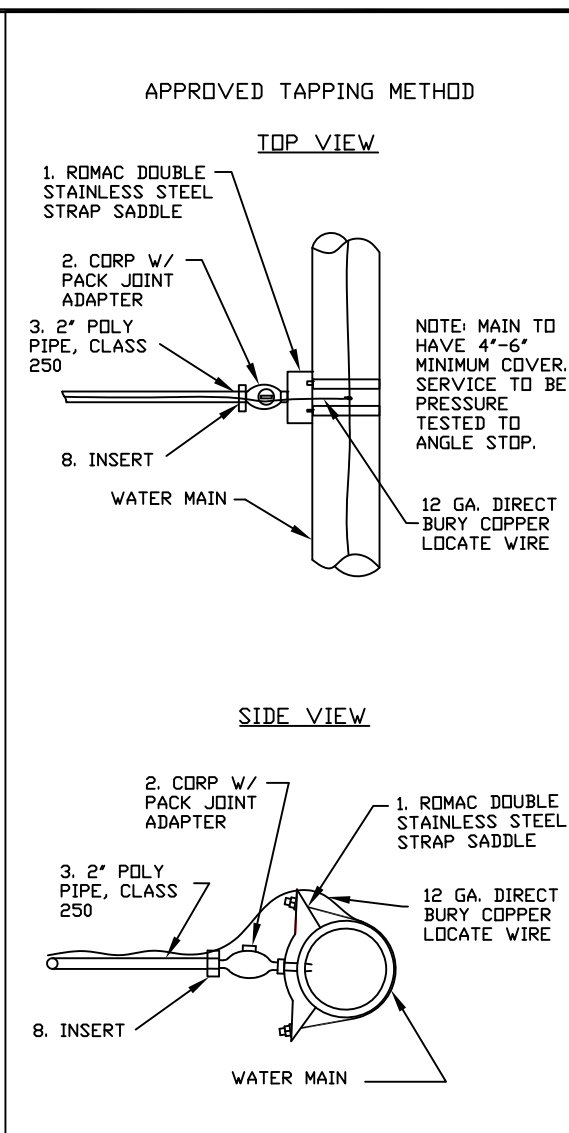
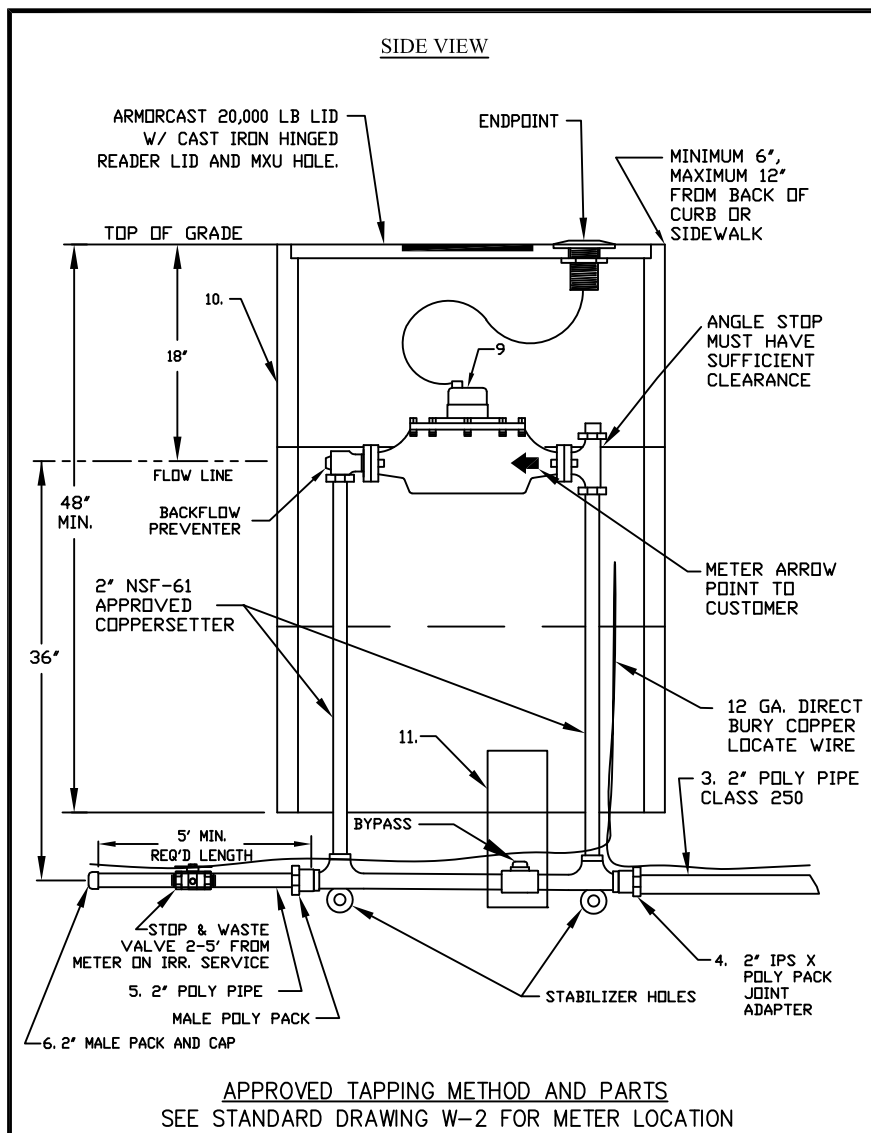
*Chris Bosley*  
CITY ENGINEER, PE 10804

3/12/26  
DATE:

DWG NO.

W-6



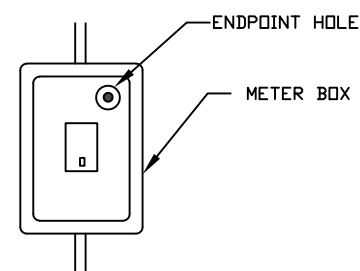


APPROVED TAPPING METHOD AND PARTS  
SEE STANDARD DRAWING W-2 FOR METER LOCATION

| ITEM NO. | NO. REQ'D. | DESCRIPTION                                                                     |
|----------|------------|---------------------------------------------------------------------------------|
| 1        | 1          | 2" ROMAC DOUBLE STRAP SERVICE SADDLE                                            |
| 2        | 1          | IPS x 2" POLY PACK JOINT BRONZE CORPORATION STOP.                               |
| 3        | 1          | 2" x REQ. LENGTH - USE PIPE SIZE, 250 PSI POLYETHYLENE SERVICE LINE             |
| 4        | 1          | 2" IPS x 2" POLY BRASS PACK JOINT ADAPTER                                       |
| 5        | 1          | 2" x MIN 5' LONG - POLY AND MALE PACK JOINT <u>BACK SIDE OF BOX</u>             |
| 6        | 1          | 2" GALVANIZED CAP.                                                              |
| 7        | 1          | 2" NSF-61 APPROVED COPPERSETTER, ALL COMPONENTS                                 |
| 8        | 2          | 2" POLY INSERTS WHERE NEEDED.                                                   |
| 9        | 1          | 2" BADGER DISC TYPE CELLULAR READ METER (METER LENGTH=17")                      |
| 10       | 4          | ARMORCAST OR DFW 1324WBC METER BOX SECTIONS<br>W/ CELLULAR READ LID - 17" X 30" |
| 11       | 1          | 6" x 8" PVC SLEEVE SADDLE NOTCHED OVER BYPASS VALVE.                            |

NOTES:

- ALL MATERIALS USED IN CONTACT WITH POTABLE WATER ARE TO BE NSF-61 COMPLIANT.
- STABILIZER BAR MUST BE USED FOR SETTINGS HAVING POLYPIPE ON BOTH FRONT AND BACK SIDES.
- NO PRIVATE CONNECTIONS OR FITTINGS ALLOWED INSIDE THE METER BOX.\*\*
- POLY PIPE MAY BE USED WHEN CONNECTING TO AN EXISTING SERVICE IN THE EVENT THAT A GALVANIZED CONNECTION CANNOT BE EASILY MADE.
- OBSERVE MINIMUM UTILITY SEPARATION (WATER DEPARTMENT CONSTRUCTION STANDARDS - SUBSECTION 1.5.02)



PLAN VIEW

METER BOX SHALL BE SQUARE  
TO CURB OR SIDEWALK



CITY OF COEUR D'ALENE STANDARD DRAWING

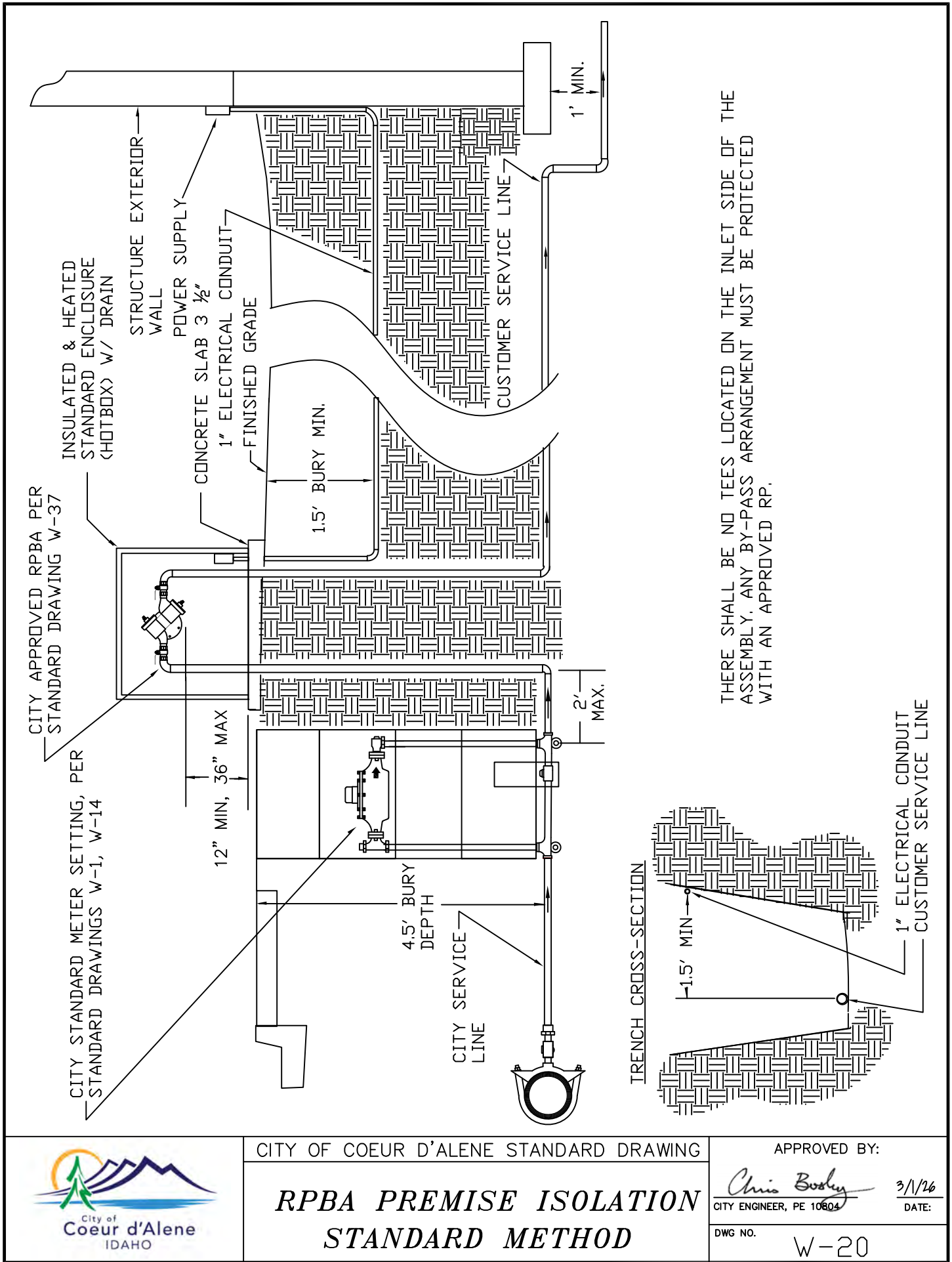
## 2" COPPERSETTER STANDARD PIT SETTING

APPROVED BY:

*Chris Bosley* 5/4/26  
CITY ENGINEER, PE 10804 DATE:

DWG NO.

W-14



THERE SHALL BE NO TEES LOCATED ON THE INLET SIDE OF THE ASSEMBLY. ANY BY-PASS ARRANGEMENT MUST BE PROTECTED WITH AN APPROVED RP.



CITY OF COEUR D'ALENE STANDARD DRAWING

**RPBA PREMISE ISOLATION  
STANDARD METHOD**

APPROVED BY:

*Chris Bushy*  
CITY ENGINEER, PE 10604

3/1/26  
DATE:

DWG NO.

W-20



CITY OF COEUR D'ALENE STANDARD DRAWING

# **RPBA PREMISE ISOLATION ALTERNATE METHOD**

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10604

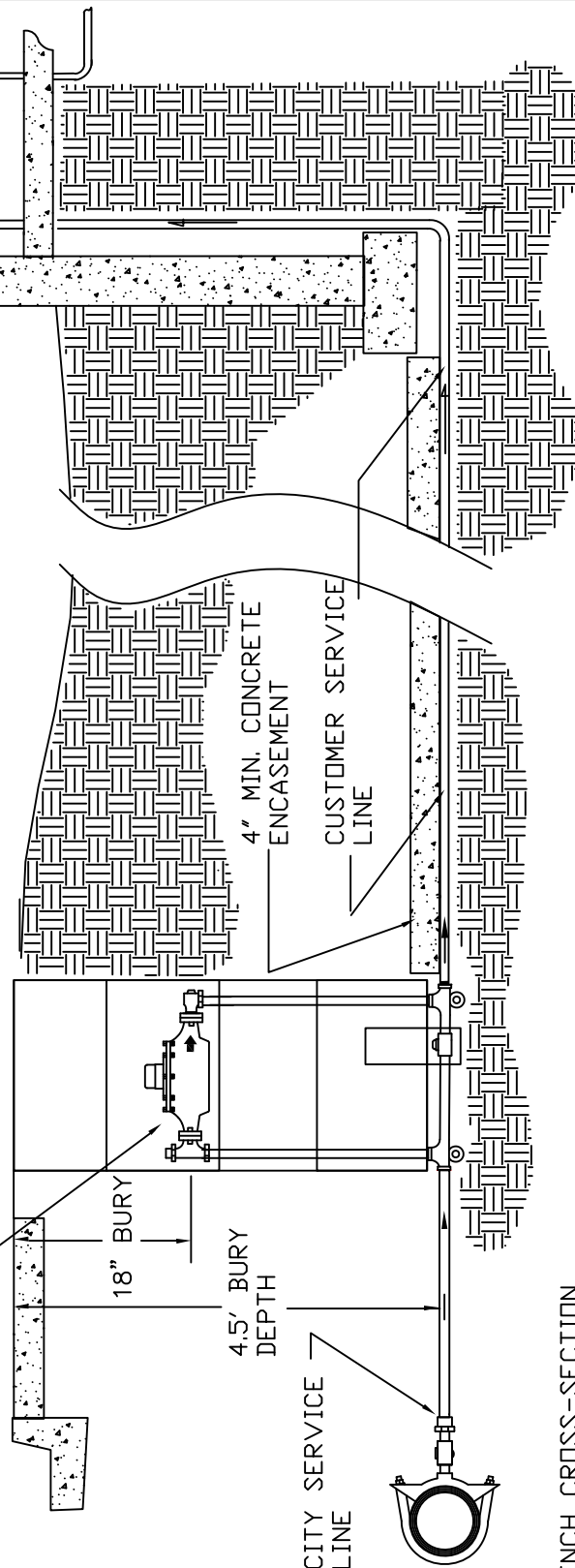
3/18/26  
DATE:

DWG NO.

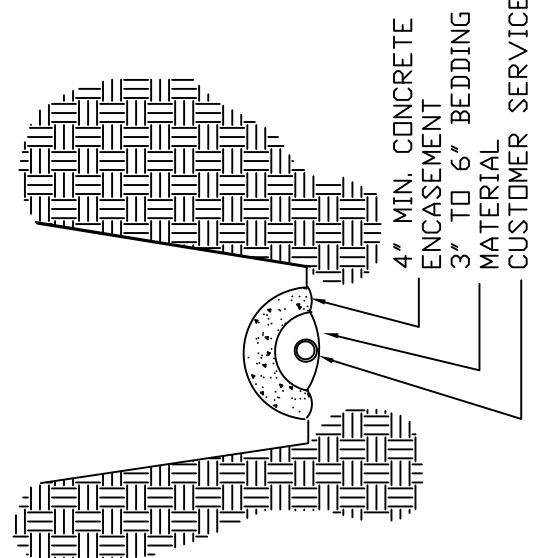
W-21

CITY STANDARD METER  
SETTING, PER STANDARD  
DRAWINGS W-1, W-14

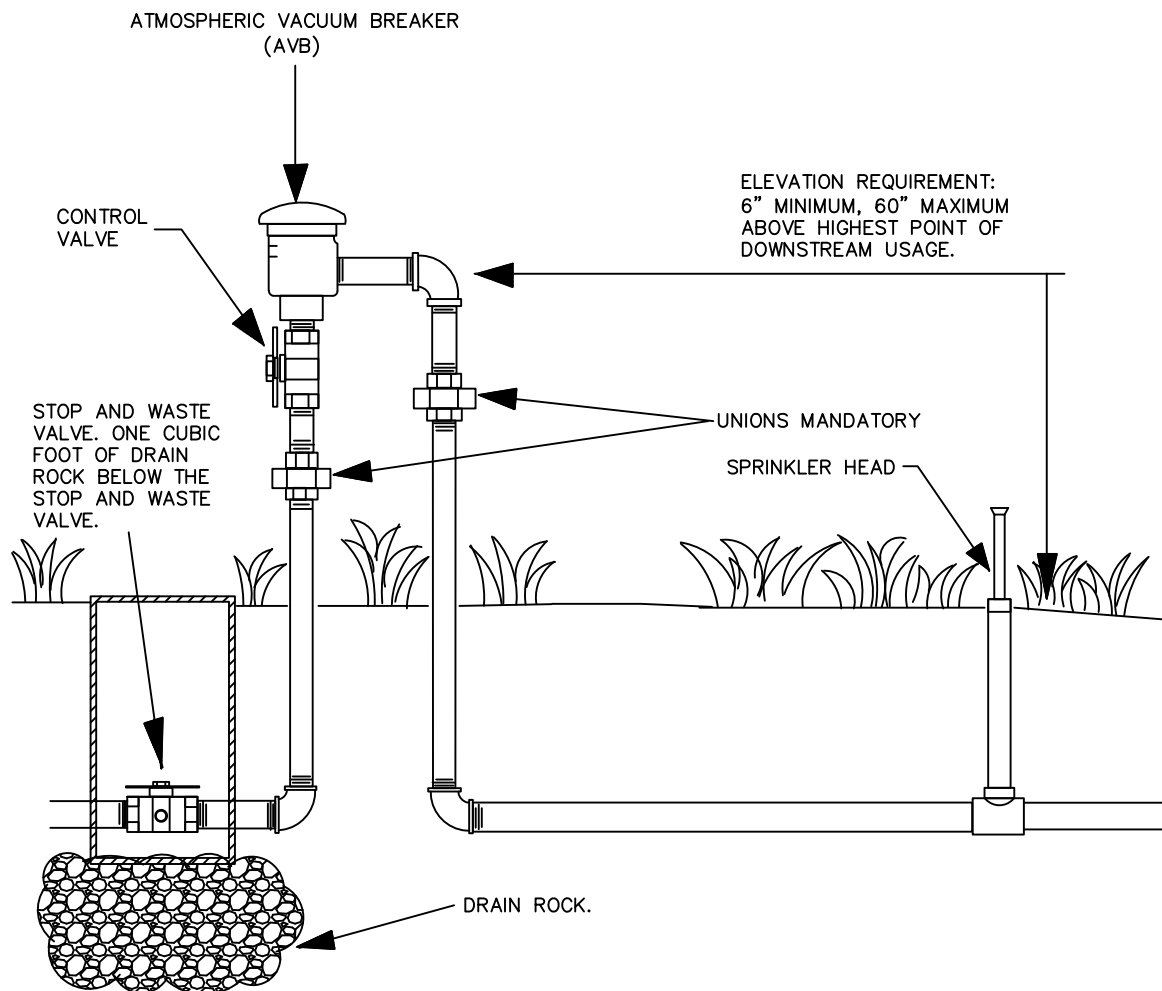
CITY APPROVED RPBA PER  
STANDARD DRAWING W-32



TRENCH CROSS-SECTION



1. THE PROPERTY OWNER, AS A CONDITION OF ALLOWING THE RPBA TO BE INSTALLED INSIDE THE STRUCTURE, SHALL COVER THE CUSTOMER SERVICE LINE FROM THE BASE OF THE METER BOX TO THE BASE OF THE INLET RISER AT THE RPBA WITH A MINIMUM OF 4" OF CONCRETE OVER 3 TO 6" OF FINE BEDDING MATERIAL AS ILLUSTRATED.
2. THE PROPERTY OWNER SHALL SIGN A RECORDABLE EASEMENT PROHIBITING CONNECTIONS INTO THE SERVICE LINE BETWEEN THE METER AND THE RPBA. NO TEES ON THE INLET SIDE OF THE ASSEMBLY.
3. THIS METHOD SHALL BE UTILIZED WHERE AUXILIARY SOURCES OF WATER EXIST ON THE PROPERTY TO BE SERVED PER SPECIAL APPROVAL OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.



**NOTE:**

1. NO BLOW OFF PORTS ARE ALLOWED UPSTREAM OR DOWNSTREAM OF THE AVB. THE ASSEMBLY MUST BE REMOVED FROM THE SYSTEM PRIOR TO BLOWING OUT THE IRRIGATION SYSTEM.
2. NO MANUAL OR AUTOMATIC VALVES ALLOWED DOWNSTREAM OF AVB.
3. AVB CANNOT BE PRESSURIZED MORE THAN 12 HOURS IN A 24 HOUR PERIOD.



CITY OF COEUR D'ALENE STANDARD DRAWING

**APPROVED ATMOSPHERIC  
VACUUM BREAKER INSTALL**

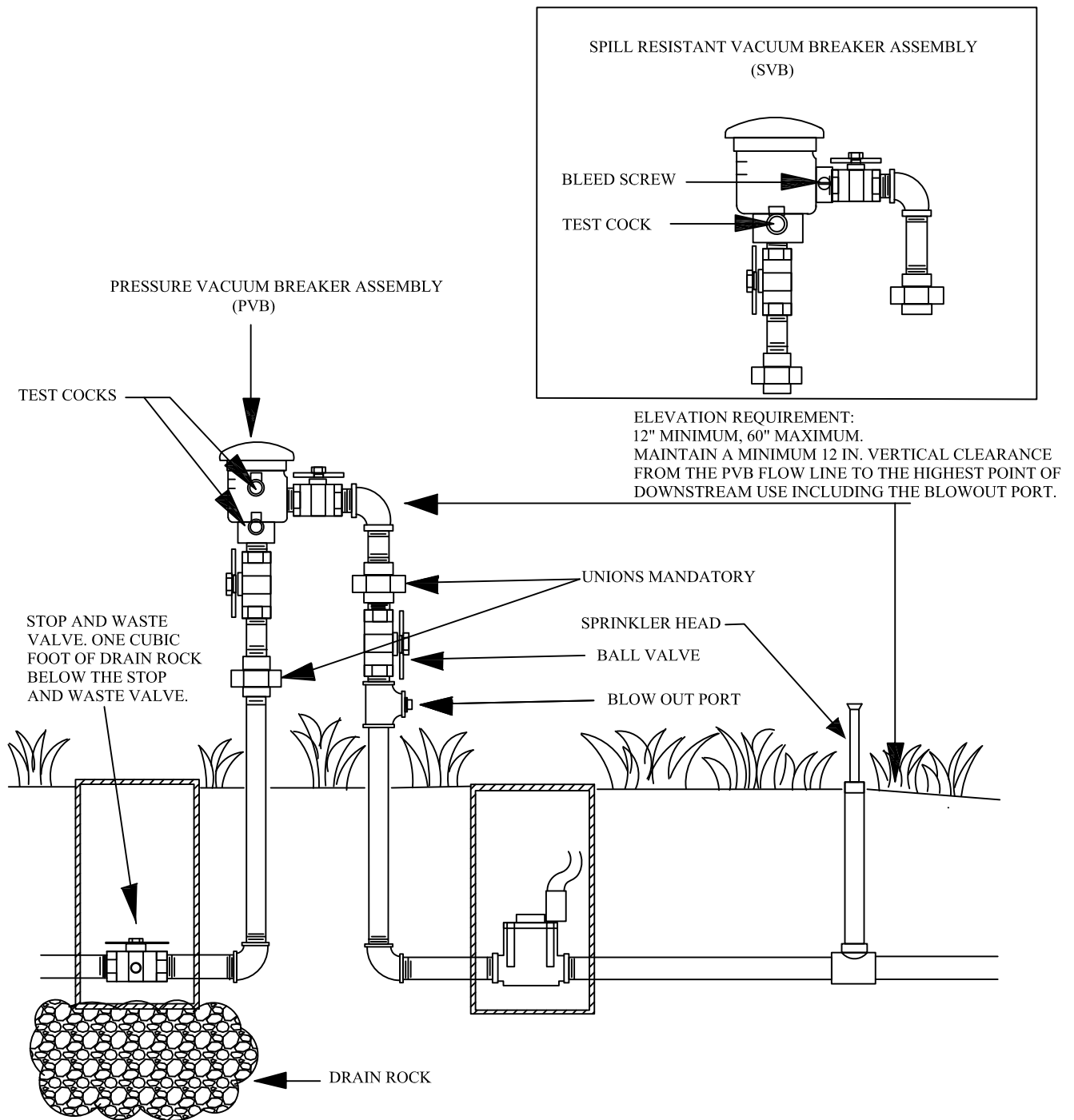
APPROVED BY:

*Chris Busby*  
CITY ENGINEER, PE 10604

3/18/26  
DATE:

DWG NO.

W-22



**NOTE:**

1. THERE SHALL BE NO TEES ON THE INLET SIDE OF THE PVB.
2. NO BLOW OFF PORTS ARE ALLOWED UPSTREAM OR DOWNSTREAM OF THE PVB ASSEMBLY. THE ASSEMBLY MUST BE REMOVED FROM THE SYSTEM PRIOR TO BLOWING OUT THE IRRIGATION SYSTEM.
3. MANUAL OR AUTOMATIC VALVES ALLOWED DOWNSTREAM OF PVB.
4. MAY BE PRESSURIZED FOR MORE THAN 12 HOURS IN A 24 HOUR PERIOD.



CITY OF COEUR D'ALENE STANDARD DRAWING

**APPROVED PRESSURE  
VACUUM BREAKER ASSY.**

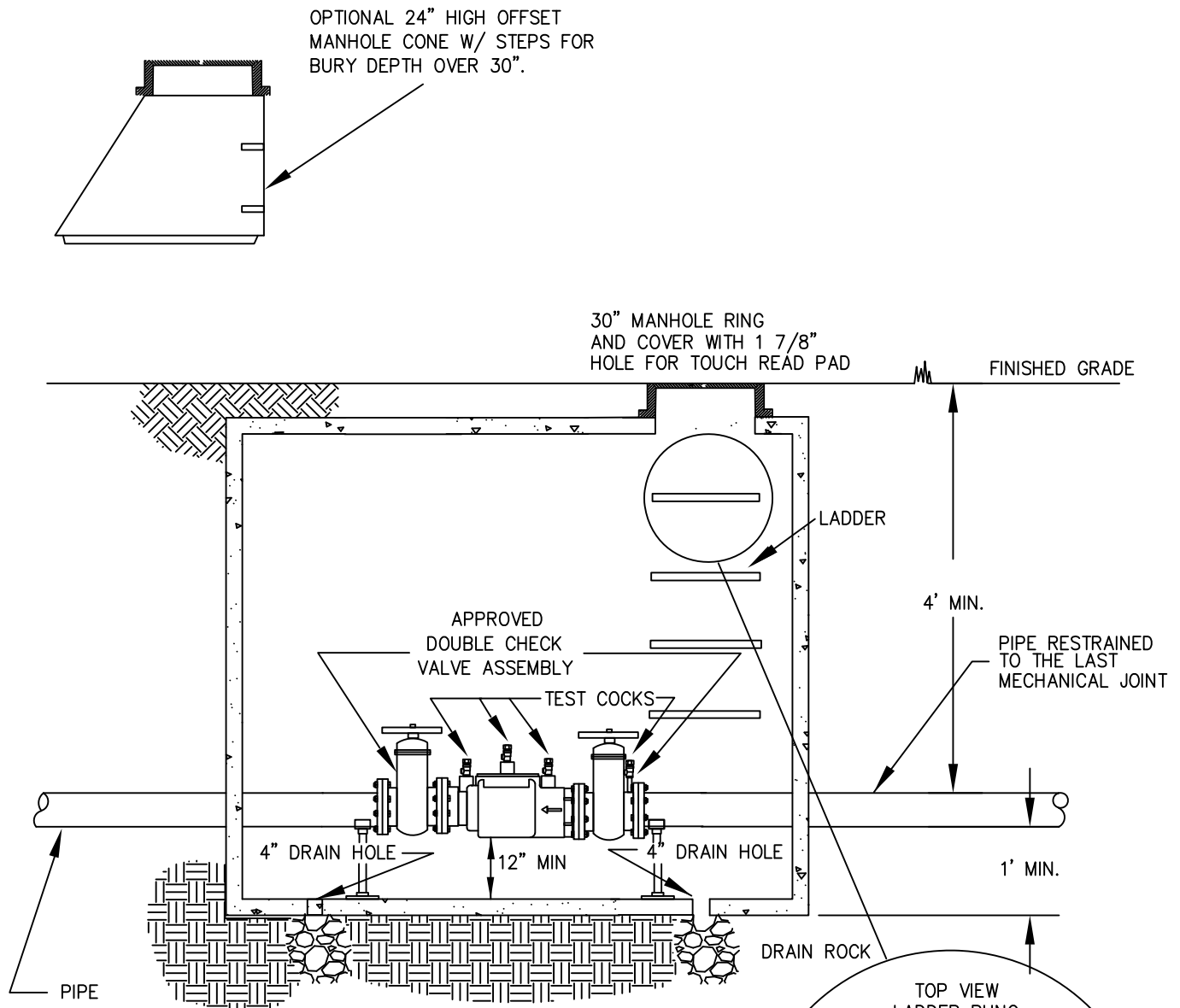
APPROVED BY:

*Chris Boshy*  
CITY ENGINEER, PE 10604

3/18/26  
DATE:

DWG NO.

W-23



#### NOTES:

1. VAULT CONSTRUCTION TO BE DESIGNED BASED ON POTENTIAL TRAFFIC LOAD. WILBERT 1900 SERIES OR APPROVED EQUAL.
2. LENGTH AND WIDTH OF VAULT SHALL ACCOMMODATE EQUIPMENT WITH ADEQUATE OR VENDORS RECOMMENDED CLEARANCE FROM WALLS TO REMOVE OR MAINTAIN EQUIPMENT. MUST HAVE ACCESS LADDER.
3. MUST PROVIDE ADEQUATE CLEARANCE FOR TESTING AND MAINTENANCE OF THE ASSEMBLY - 12" MINIMUM FOR THE NON TEST SIDE, 24" MINIMUM FOR THE TEST SIDE.
4. THERE SHALL BE NO UPSTREAM CONNECTIONS OR TEES INSTALLED BETWEEN THE METER VAULT AND THE BACKFLOW ASSEMBLY EXCEPT FOR PARALLEL ASSEMBLY INSTALLATION. ALL BY-PASS ARRANGEMENTS SHALL BE PROTECTED.



CITY OF COEUR D'ALENE STANDARD DRAWING

**4" OR LARGER  
DC IN VAULT**

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

3/19/26  
DATE:

DWG NO.

W-24

2" MIN. RIGID FOAM PANEL OR  
SPRAY FOAM INSULATION  
(ADEQUATE FREEZE PROTECTED  
ENCLOSURE REQUIRED)

APPROVED  
COMPACT STYLE DCVA

18"

FLOW LINE

4' 6"

UNIONS  
REQUIRED

GALVANIZED PIPE OR TYPE  
"K" COPPER PIPE TO  
SUPPORT THE D.C.V.A.

MINIMUM 46" OF OPEN AIR  
SPACE FROM BOTTOM BOX  
TO LID TO PROVIDE  
NATURAL WARMTH

MAXIMUM OF  
24" FROM END  
OF METER BOX  
TO D.C.V.A.  
BOX

TO THE  
BUILDING



CITY OF COEUR D'ALENE STANDARD DRAWING

**APPROVED 1" & 2" DC  
FOR PREMISE ISOLATION**

APPROVED BY:

*Chris Boddy*  
CITY ENGINEER, PE 10804

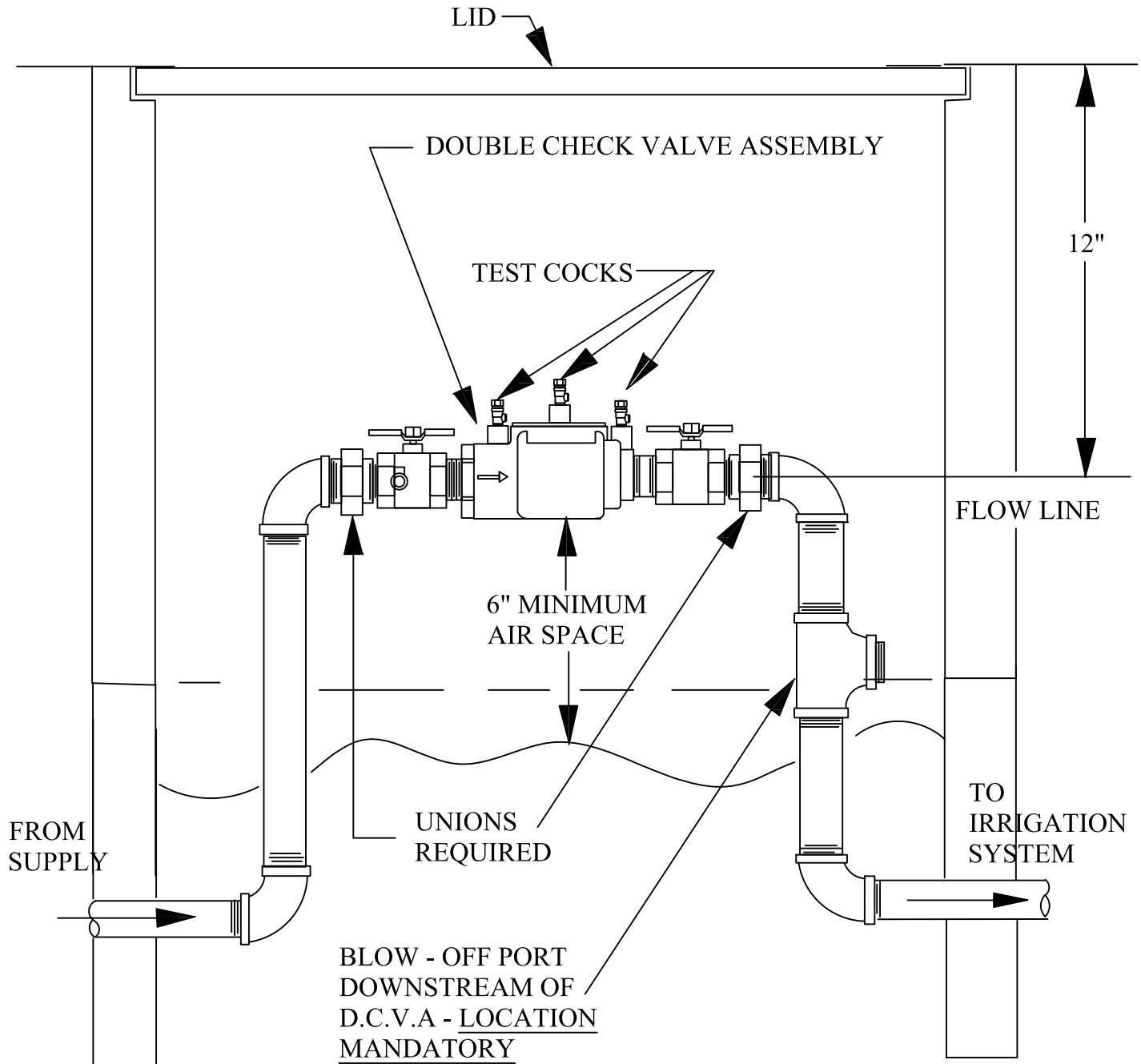
5/4/26  
DATE:

DWG NO.

W-25



Effective July 1, 2025, the City of Coeur d'Alene no longer permits the installation of new Double Check Valve Assembly (DCVA) backflow assemblies on landscape irrigation. Existing DCVA assemblies may be repaired in place. If the assembly cannot be repaired in place, a plumbing permit shall be obtained and an appropriate and approved backflow prevention assembly shall be installed. This standard drawing is provided for informational purposes only.



Note: There shall be no tees on the inside of the assembly.



CITY OF COEUR D'ALENE STANDARD DRAWING

**APPROVED DC FOR  
IRRIGATION INSTALLATION**

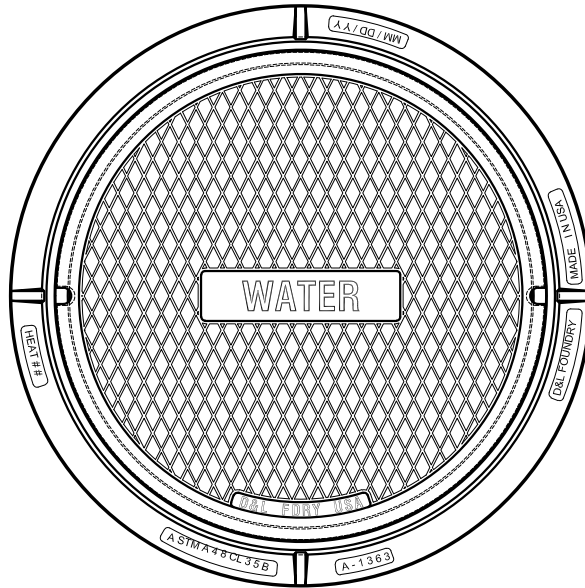
APPROVED BY:

*Chris Boshy*  
CITY ENGINEER, PE 10804

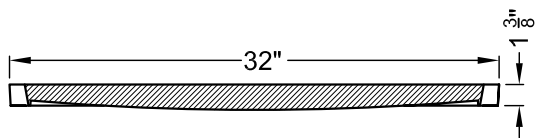
3/19/26  
DATE:

DWG NO.

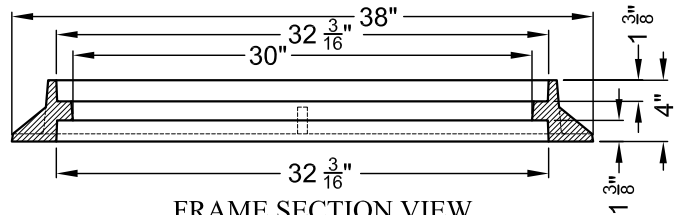
W-26



WATER VAULT MANHOLE COVER



COVER SECTION VIEW



FRAME SECTION VIEW

NOTES:

1. ALL LETTERING & ARTWORK SHALL BE FLUSH WITH FRAME RIM/LIP MOLDED INTO THE TOP OF THE COVER.
2. FRAME SHALL BE GRAY IRON CONFORMING TO A.S.T.M. A48-90, GRADE 30. COVER SHALL BE DUCTILE IRON CONFORMING TO A.S.T.M. A536-84, CLASS 80-50-06.
3. FIT TOLERANCES SHALL BE  $< 1/8" \pm$ .
4. WELDED FRAME AND COVERS ARE NOT ACCEPTABLE.



CITY OF COEUR D'ALENE STANDARD DRAWING

**30" MANHOLE COVER  
FOR METER VAULT**

APPROVED BY:

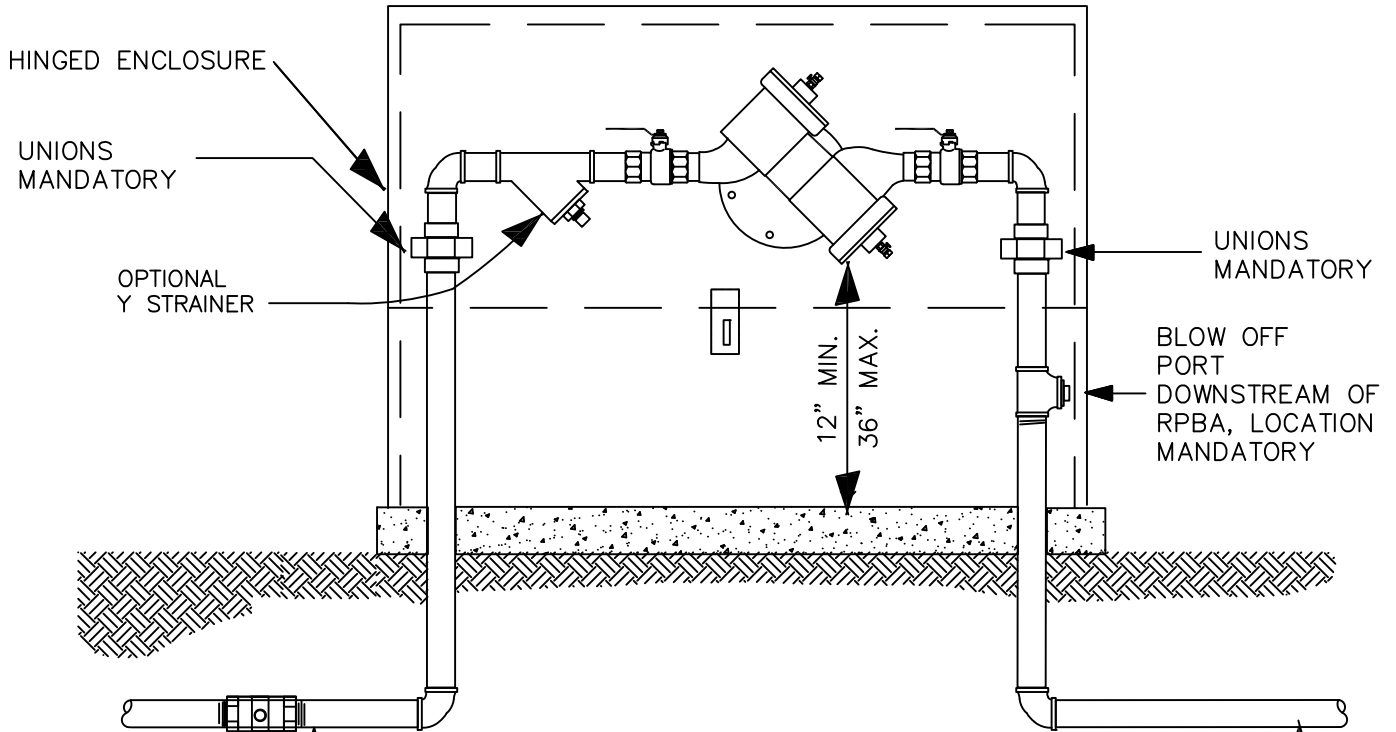
*Chris Bosley*  
CITY ENGINEER, PE 10604

5/1/16  
DATE:

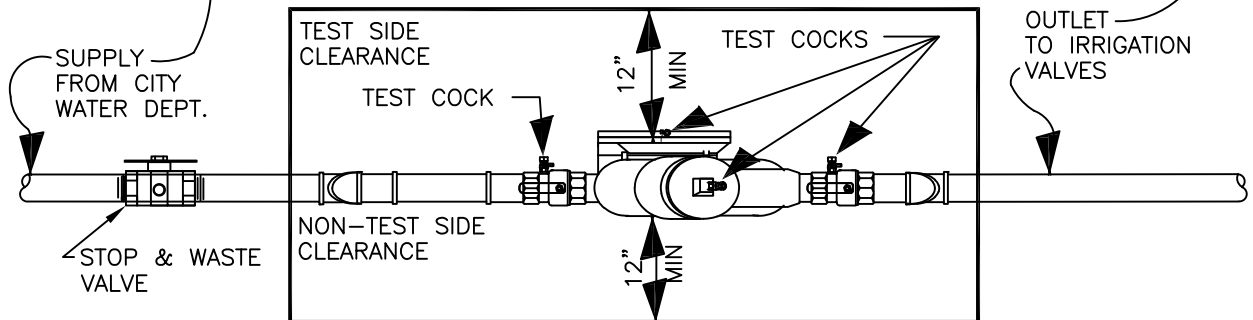
DWG NO.

W-30

# SIDE VIEW



# TOP VIEW



## NOTES:

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED ABOVE GRADE IN THEIR APPROVED ORIENTATION ONLY.
3. ENCLOSURE FOR OUTDOOR PROTECTION OF THE ASSEMBLY IS ALLOWED, BUT MUST PROVIDE IMMEDIATE TOP ACCESS OF 12" FOR TESTING AND MAINTENANCE.
4. TEST COCKS ARE REQUIRED TO FACE AWAY FROM WALLS AND NEAREST STATIONARY OBJECT, AND AT NO TIME BE LESS THAN 12" CLEARANCE.
5. IF A DEDICATED IRRIGATION SERVICE, THERE MUST BE NO BRANCH PIPING OR TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY.
6. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
7. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
8. ADEQUATE DRAINAGE FROM THE ASSEMBLY MUST BE PROVIDED.
9. NO ASSEMBLIES OR ENCLOSURES ARE TO BE INSTALLED OVER THE WATER METER VAULT.
10. BLOW OFF PORT MUST BE DOWNSTREAM OF ASSEMBLY.
11. RP MUST BE INSTALLED WITH 2-5' OF DISCHARGE SIDE OF WATER METER.



CITY OF COEUR D'ALENE STANDARD DRAWING

## TYPICAL APPROVED RP FOR IRRIGATION SYSTEM

APPROVED BY:

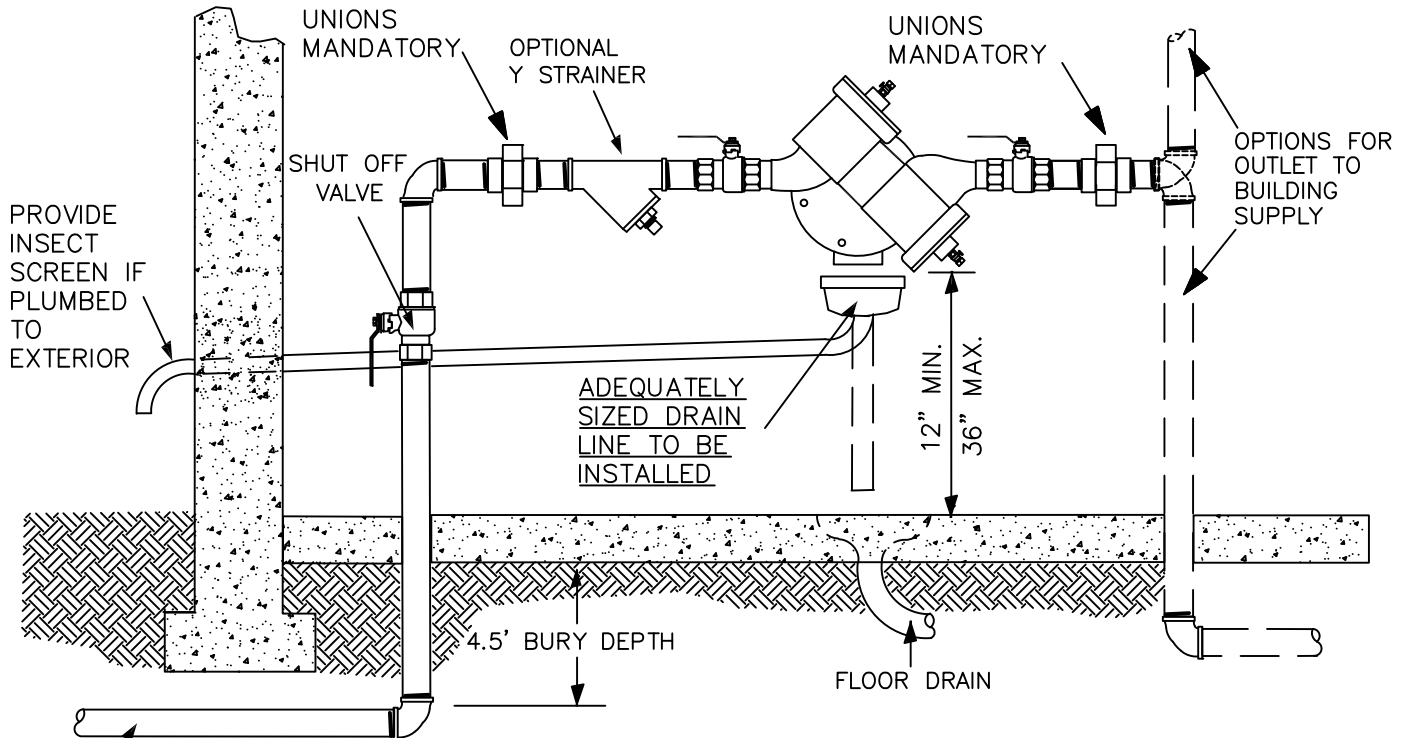
*Chris Bosley*  
CITY ENGINEER, PE 10804

3/19/26  
DATE:

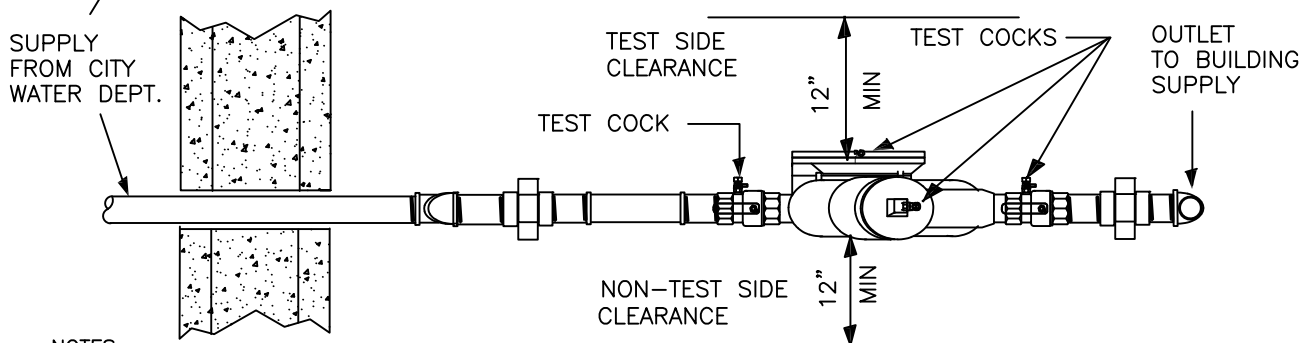
DWG NO.

W-31

# SIDE VIEW



# TOP VIEW



## NOTES:

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED ABOVE GRADE OR HIGHEST FLOOD PLAIN IN THEIR APPROVED ORIENTATION ONLY.
3. ADEQUATE CLEARANCE MUST BE PROVIDED FOR TESTING AND MAINTENANCE OF ASSEMBLY, MINIMUM 12" FOR NON-TEST SIDE, MINIMUM 12" FOR THE TEST SIDE, FACING AWAY FROM WALLS AND NEAREST STATIONARY OBJECTS.
4. THERE MUST BE NO UNPROTECTED BRANCH PIPING OR TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY.
5. IF AUXILIARY WATER SOURCE IS PRESENT AND THE RP HAS NOT BEEN INSTALLED IMMEDIATELY DOWNSTREAM OF THE METER BOX, THE ENTIRE LENGTH OF THE WATER SERVICE FROM METER BOX TO THE BACKFLOW ASSEMBLY SHALL BE ENCASED IN MINIMUM 4" OF CONCRETE PER STANDARD DRAWING W-21.
6. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
7. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
8. ADEQUATE DRAINAGE FROM THE ASSEMBLY MUST BE PROVIDED PER THE PNWS/AWWA RP DISCHARGE RATE CHART.
9. BACKFLOW ASSEMBLY MUST BE INSTALLED WITHIN 2' OF FLOOR OR WALL SERVICE PENETRATION.



CITY OF COEUR D'ALENE STANDARD DRAWING

***APPROVED RP FOR  
BUILDING ISOLATION***

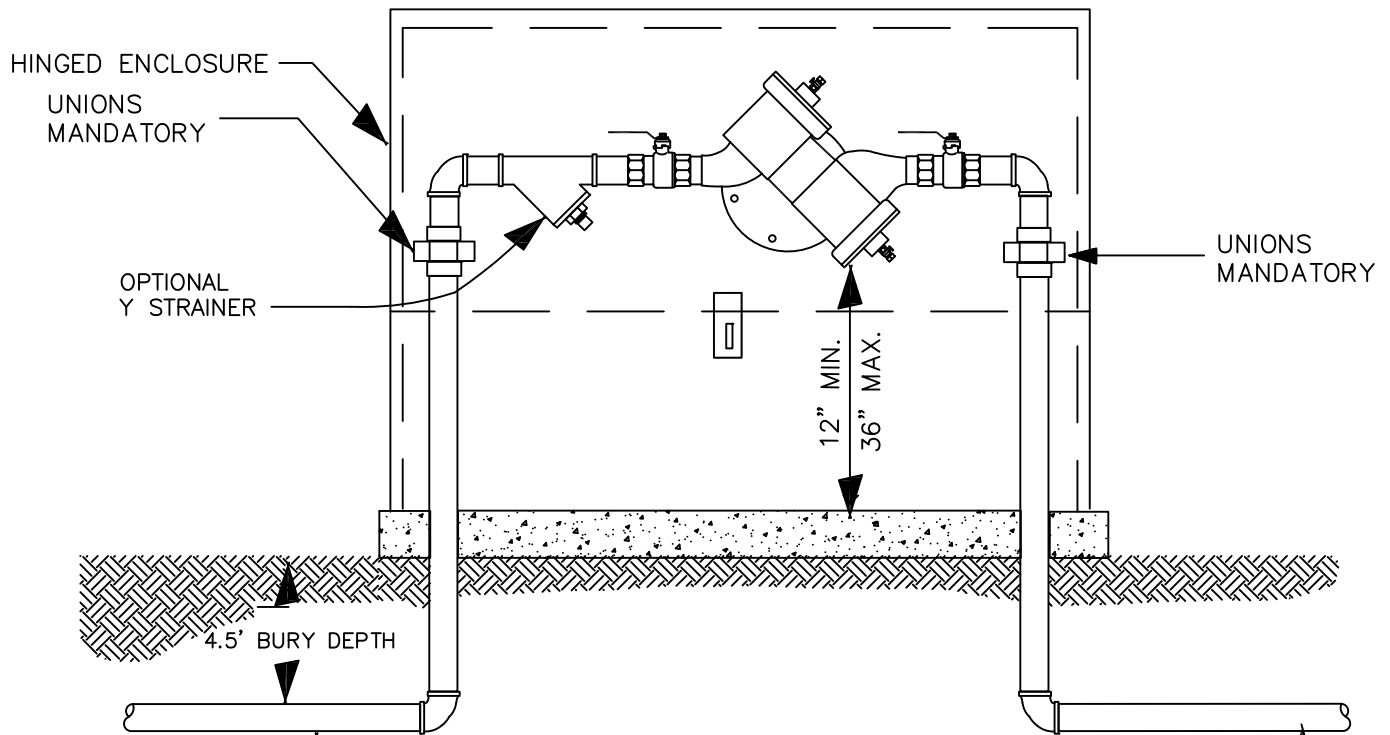
APPROVED BY:

*Chris Bosley* 3/10/26  
CITY ENGINEER, PE 10804 DATE:

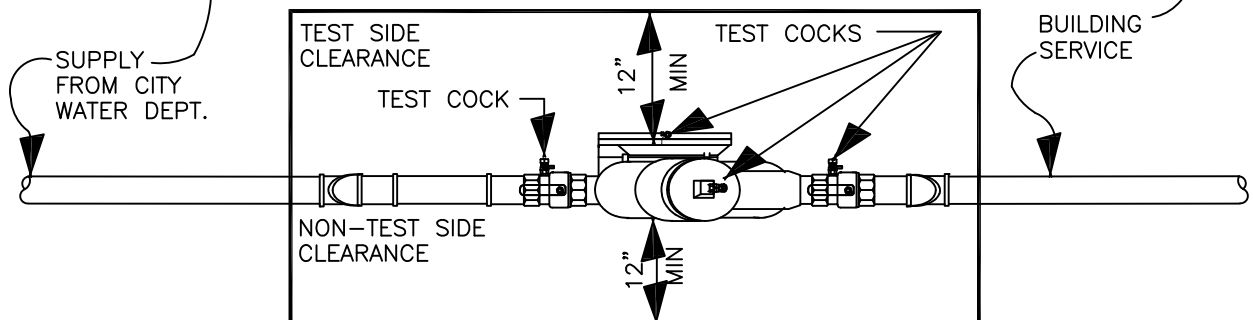
DWG NO.

W-32

# SIDE VIEW



# TOP VIEW



## NOTES:

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED ABOVE GRADE IN THEIR APPROVED ORIENTATION ONLY.
3. ENCLOSURE FOR OUTDOOR PROTECTION OF THE ASSEMBLY IS ALLOWED, BUT MUST PROVIDE IMMEDIATE TOP ACCESS OF 12" FOR TESTING AND MAINTENANCE.
4. TEST COCKS ARE REQUIRED TO FACE AWAY FROM WALLS AND NEAREST STATIONARY OBJECT, AND AT NO TIME BE LESS THAN 12" CLEARANCE.
5. THERE MUST BE NO BRANCH PIPING OR TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY.
6. IF A BACKFLOW ASSEMBLY IS REQUIRED FOR PREMISE ISOLATION DUE TO AN AUXILIARY SOURCE AND HAS NOT BEEN INSTALLED IMMEDIATELY DOWNSTREAM OF THE WATER METER BOX, THE ENTIRE LENGTH OF THE WATER SERVICE FROM THAT POINT TO THE BACKFLOW ASSEMBLY SHALL BE ENCASED IN MINIMUM 4" OF CONCRETE.
7. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
8. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
9. ADEQUATE DRAINAGE FROM THE ASSEMBLY MUST BE PROVIDED.
10. NO ASSEMBLIES OR ENCLOSURES ARE TO BE INSTALLED OVER THE WATER METER VAULT TO ALLOW ACCESS FOR MAINTENANCE OF WATER METER.



CITY OF COEUR D'ALENE STANDARD DRAWING

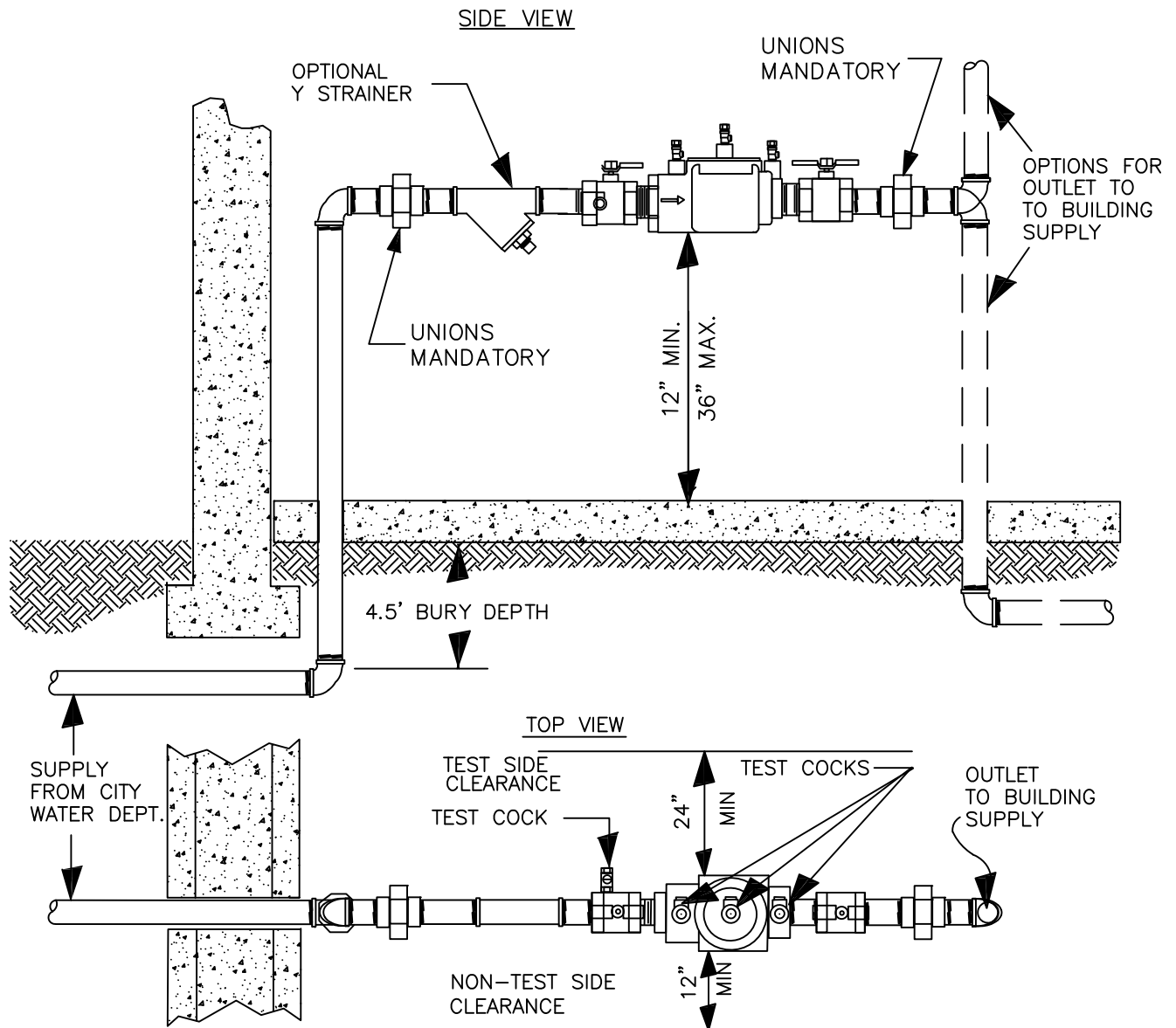
**APPROVED RP FOR  
PREMISE ISOLATION**

APPROVED BY:

*Chris Booley* 3/20/26  
CITY ENGINEER, PE 10804 DATE:

DWG NO.

W-37



**NOTES:**

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED IN THEIR APPROVED ORIENTATION ONLY.
3. THE ASSEMBLY SHALL HAVE THE MINIMUM PERIMETER OF SPACE AROUND THE ASSEMBLY AT ALL TIMES AND MUST HAVE ADEQUATE ACCESS AT ALL TIMES FOR TESTING AND MAINTENANCE OF ASSEMBLY, MIN. 12" FOR NON TEST SIDE, 24" FOR THE TEST SIDE.
4. TEST COCKS ARE REQUIRED TO FACE AWAY FROM WALLS AND NEAREST STATIONARY OBJECT, AND AT NO TIME BE LESS THAN 24" CLEARANCE.
5. THERE MUST BE NO UNPROTECTED BRANCH PIPING OR TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY IF USED FOR BUILDING ISOLATION.
6. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
7. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
8. BACKFLOW ASSEMBLY MUST BE INSTALLED WITHIN 2' OF FLOOR OR WALL SERVICE PENETRATION.



CITY OF COEUR D'ALENE STANDARD DRAWING

**TYPICAL APPROVED DC  
FOR BUILDING ISOLATION**

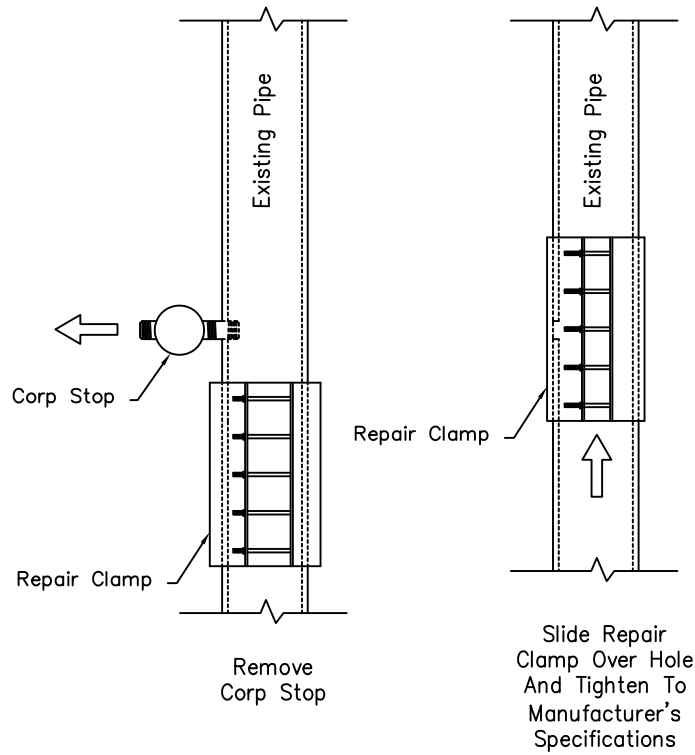
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

3/23/26  
DATE:

DWG NO.

W-38



Notes:

1. All abandonments must be coordinated with Water Department staff a minimum of 48 hours in advance, unless otherwise directed.
2. Approved Romac or equivalent repair band of appropriate size shall be used.
3. Repair band shall extend a minimum of four inches (4") on either side of the tap (for 0.75–2" taps) or as recommended by the manufacturer.
4. Taps three inches (3") and larger shall require a section of water main to be removed and a new piece spliced in its place. This will be determined by the Water Department field staff and approved by the Water Department Director.
5. Work may involve existing tapping saddles or direct taps.
6. No backfilling shall occur until the abandonment has been inspected and approved by Water Department personnel.



CITY OF COEUR D'ALENE STANDARD DRAWING

***CORP STOP/VALVE  
ABANDONMENT***

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

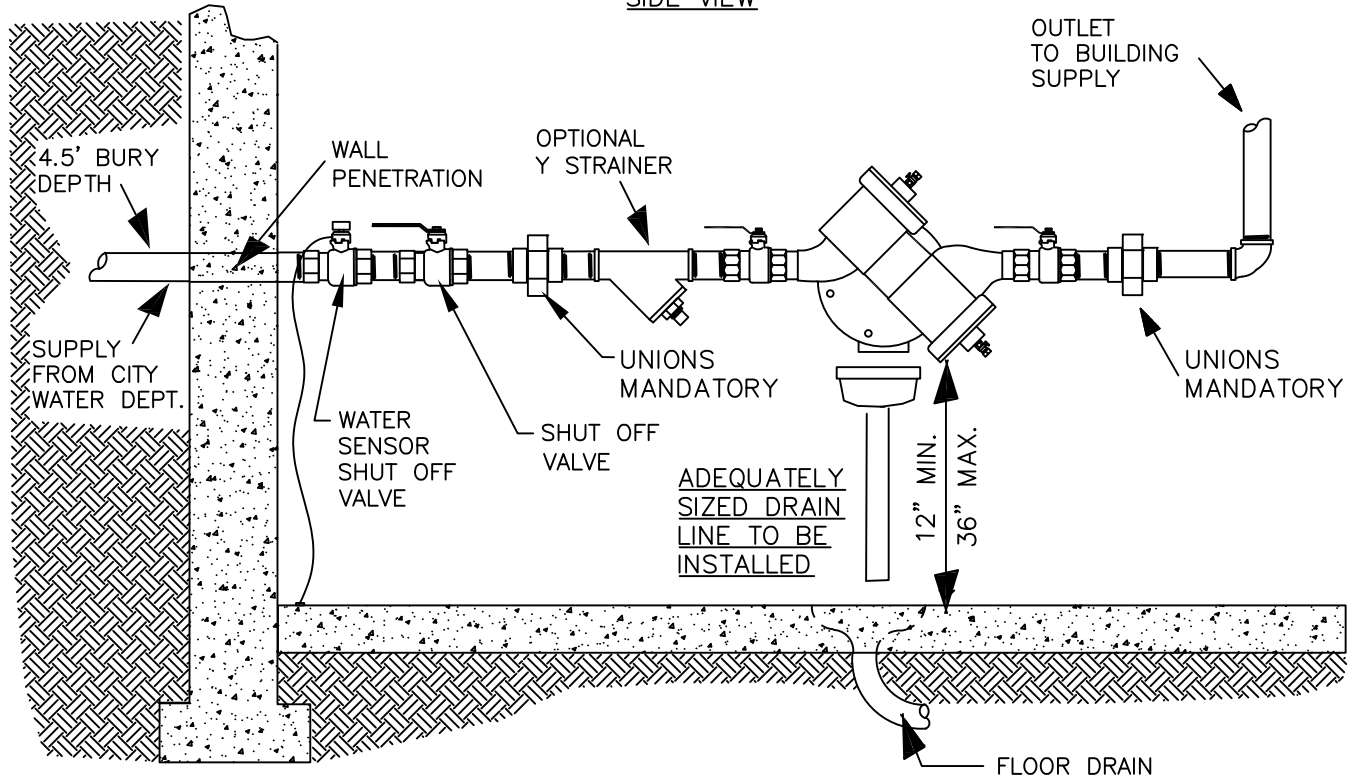
5/1/26  
DATE:

DWG NO.

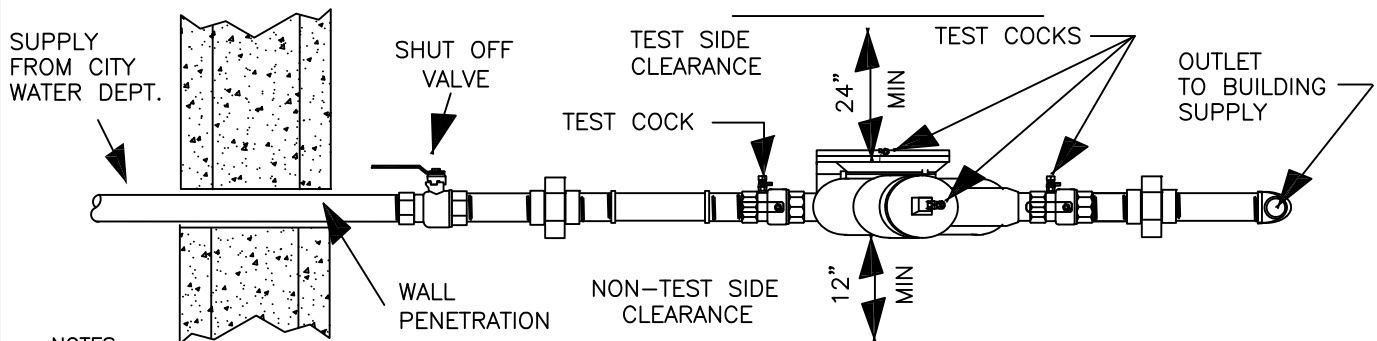
W-39



# SIDE VIEW



# TOP VIEW



## NOTES:

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED IN THEIR APPROVED ORIENTATION ONLY.
3. ADEQUATE CLEARANCE MUST BE PROVIDED FOR TESTING AND MAINTENANCE OF ASSEMBLY, MINIMUM 12" FOR NON-TEST SIDE, MINIMUM 24" FOR THE TEST SIDE, FACING AWAY FROM WALLS AND NEAREST STATIONARY OBJECTS.
4. THERE SHALL BE NO TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY.
5. IF AUXILIARY WATER SOURCE IS PRESENT AND THE RP HAS NOT BEEN INSTALLED IMMEDIATELY DOWNSTREAM OF THE METER BOX, THE ENTIRE LENGTH OF THE WATER SERVICE FROM METER BOX TO THE BACKFLOW ASSEMBLY SHALL BE ENCASED IN MINIMUM 4" OF CONCRETE PER STANDARD DRAWING W-21.
6. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
7. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
8. ADEQUATE DRAINAGE FROM THE ASSEMBLY MUST BE PROVIDED PER THE PNWS/AWWA RP DISCHARGE RATE CHART.
9. BACKFLOW ASSEMBLY MUST BE INSTALLED WITHIN 2' OF FLOOR OR WALL SERVICE PENETRATION.



CITY OF COEUR D'ALENE STANDARD DRAWING

***APPROVED RP FOR  
BASEMENT ISOLATION***

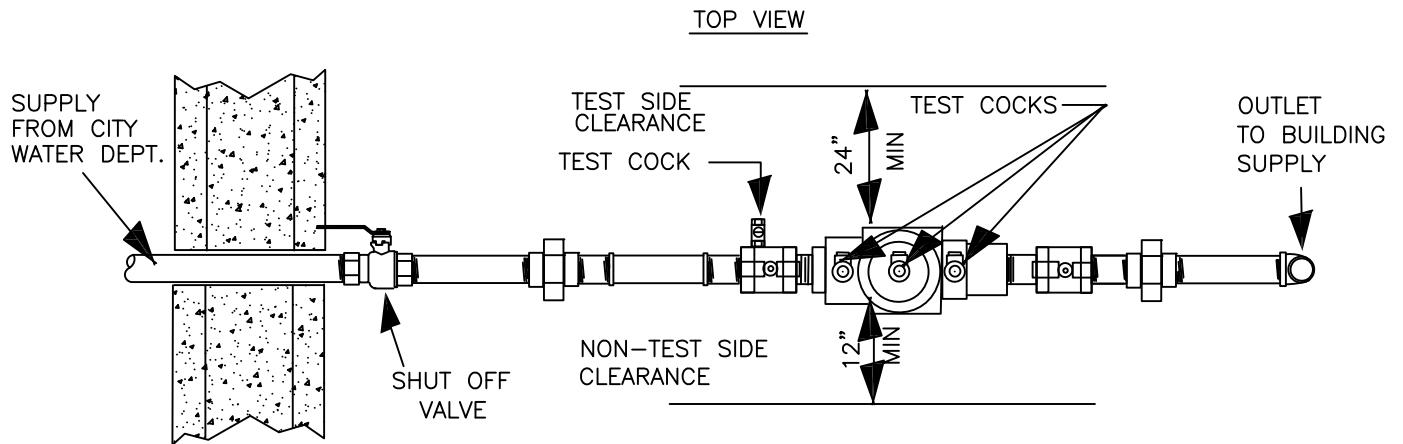
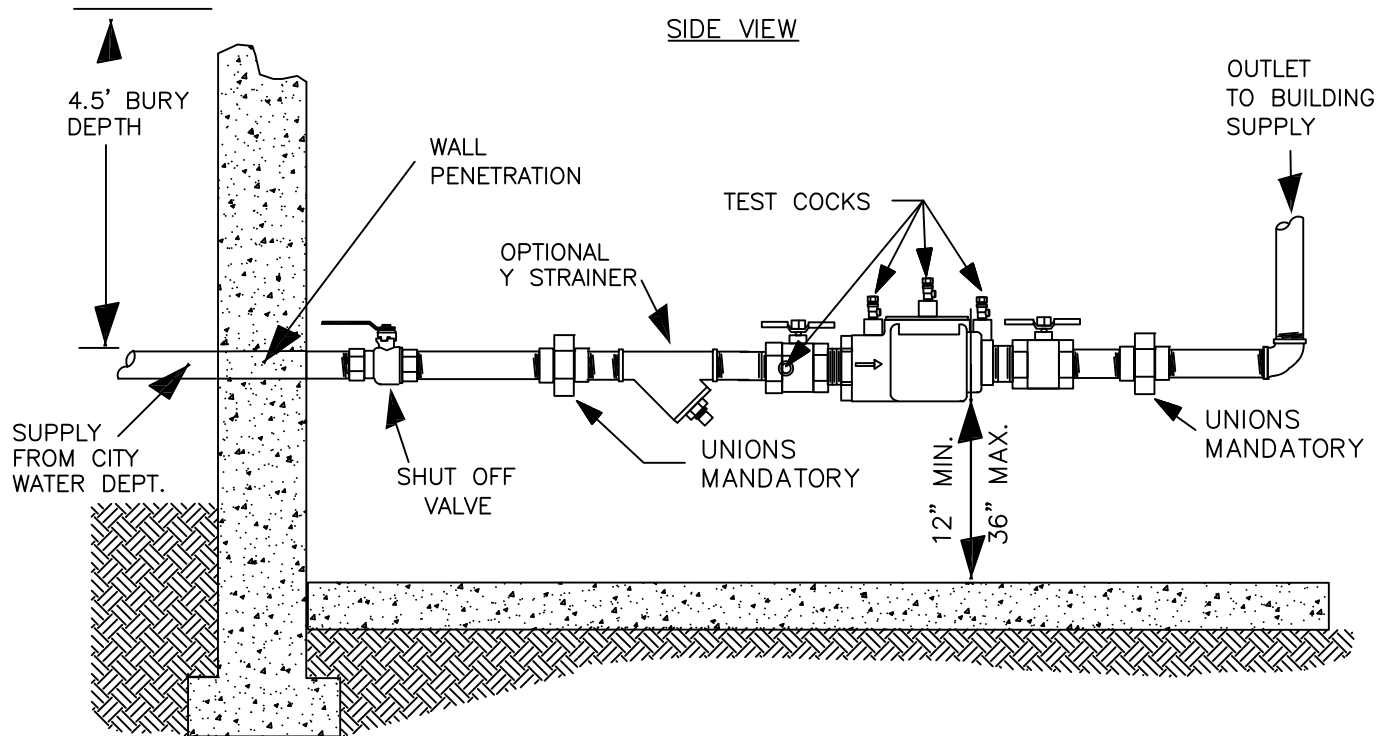
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

5/4/26  
DATE:

DWG NO.

W-42



NOTES:

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED IN THEIR APPROVED ORIENTATION ONLY.
3. ADEQUATE CLEARANCE MUST BE PROVIDED FOR TESTING AND MAINTENANCE OF ASSEMBLY, MINIMUM 12" FOR NON-TEST SIDE, MINIMUM 24" FOR THE TEST SIDE, FACING AWAY FROM WALLS AND NEAREST STATIONARY OBJECTS.
4. TEST COCKS ARE REQUIRED TO FACE AWAY FROM WALLS AND NEAREST STATIONARY OBJECT, AND AT NO TIME BE LESS THAN 24" CLEARANCE.
5. THERE SHALL BE NO UNPROTECTED BRANCH PIPING OR TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY IF USED FOR BUILDING ISOLATION.
6. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
7. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
8. BACKFLOW ASSEMBLY MUST BE INSTALLED WITHIN 2' OF FLOOR OR WALL SERVICE PENETRATION.



CITY OF COEUR D'ALENE STANDARD DRAWING

***APPROVED DC FOR  
BASEMENT ISOLATION***

APPROVED BY:

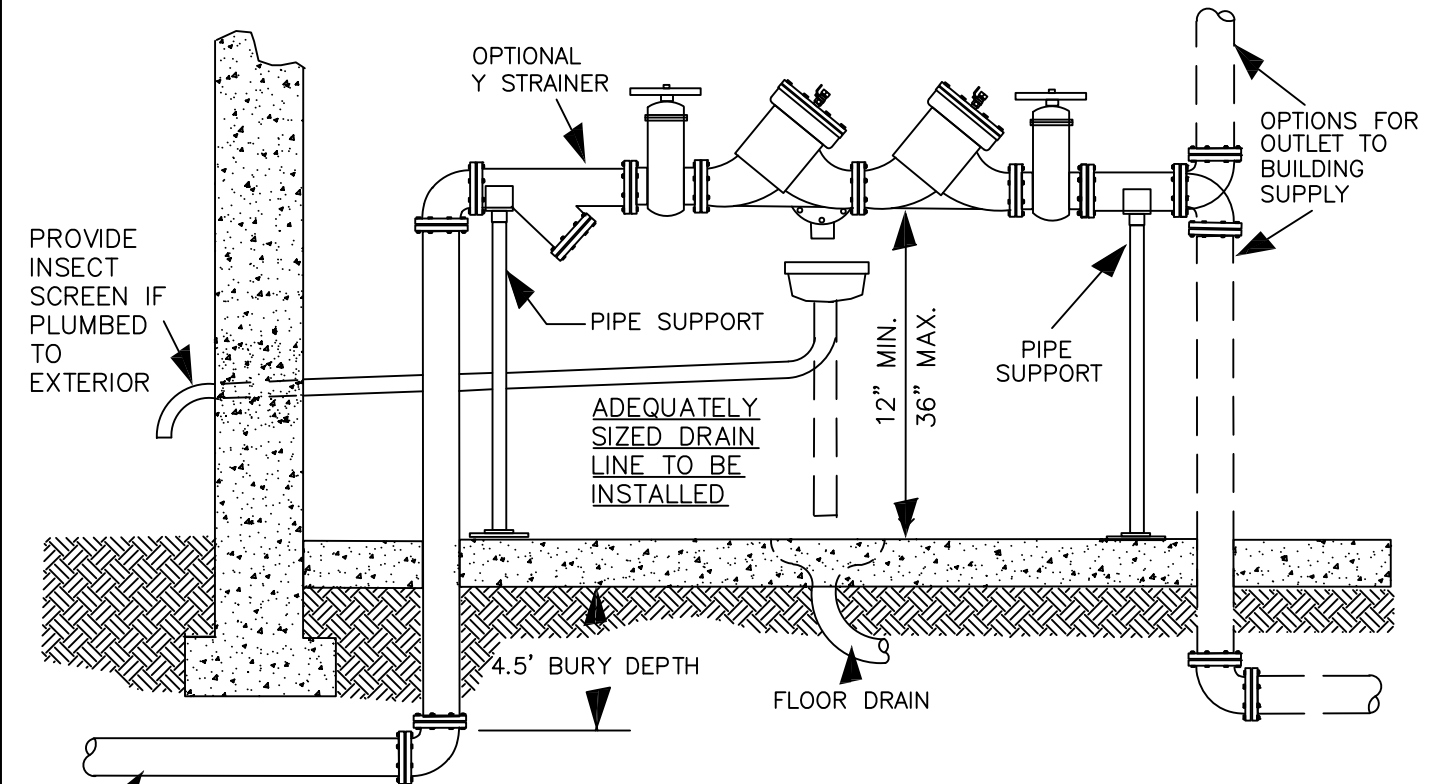
*Chris Bosley*  
CITY ENGINEER, PE 10804

3/23/26  
DATE:

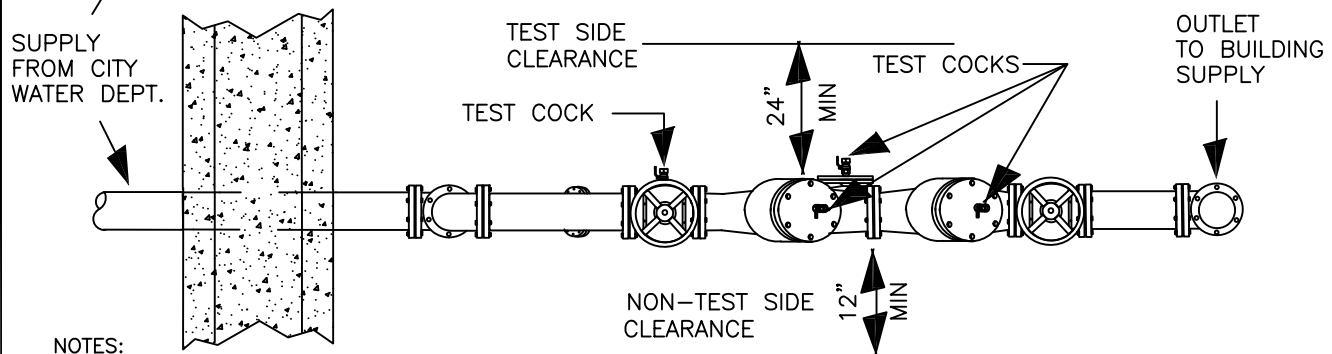
DWG NO.

W-43

# SIDE VIEW



# TOP VIEW



## NOTES:

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED IN THEIR APPROVED ORIENTATION ONLY.
3. ADEQUATE CLEARANCE MUST BE PROVIDED FOR TESTING AND MAINTENANCE OF ASSEMBLY, MINIMUM 12" FOR NON-TEST SIDE, MINIMUM 24" FOR THE TEST SIDE, FACING AWAY FROM WALLS AND NEAREST STATIONARY OBJECTS.
4. THERE MUST BE NO BRANCH PIPING OR TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY.
5. IF AUXILIARY WATER SOURCE IS PRESENT AND THE RP HAS NOT BEEN INSTALLED IMMEDIATELY DOWNSTREAM OF THE METER BOX, THE ENTIRE LENGTH OF THE WATER SERVICE FROM METER BOX TO THE BACKFLOW ASSEMBLY SHALL BE ENCASED IN MINIMUM 4" OF CONCRETE PER STANDARD DRAWING W-21.
6. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
7. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
8. ADEQUATE DRAINAGE FROM THE ASSEMBLY MUST BE PROVIDED PER THE PNWS/AWWA RP DISCHARGE RATE CHART PER STANDARD DRAWING W-48.
9. BACKFLOW ASSEMBLY MUST BE INSTALLED WITHIN 2' OF FLOOR OR WALL SERVICE PENETRATION.



CITY OF COEUR D'ALENE STANDARD DRAWING

**APPROVED LARGE RP FOR  
BUILDING ISOLATION**

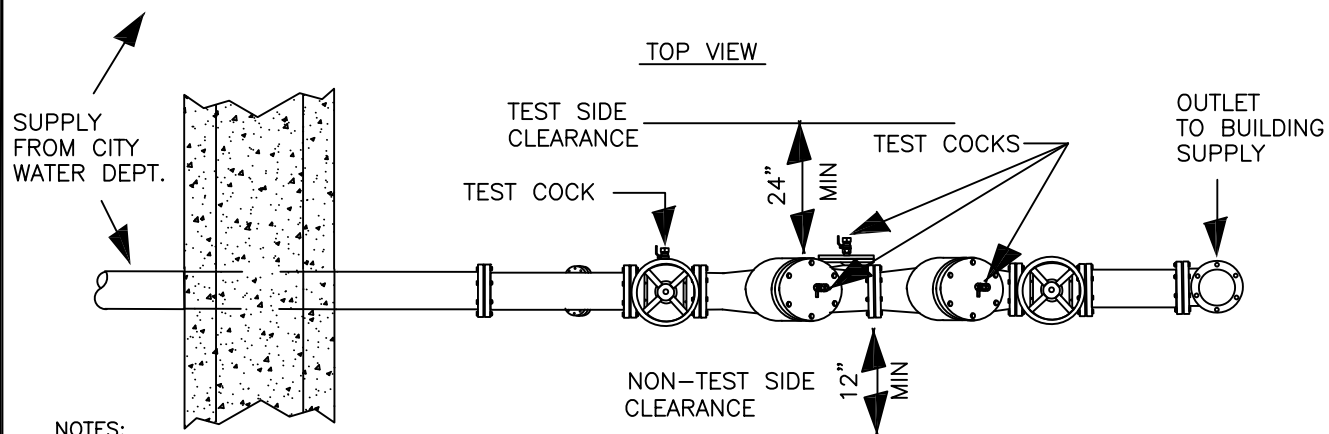
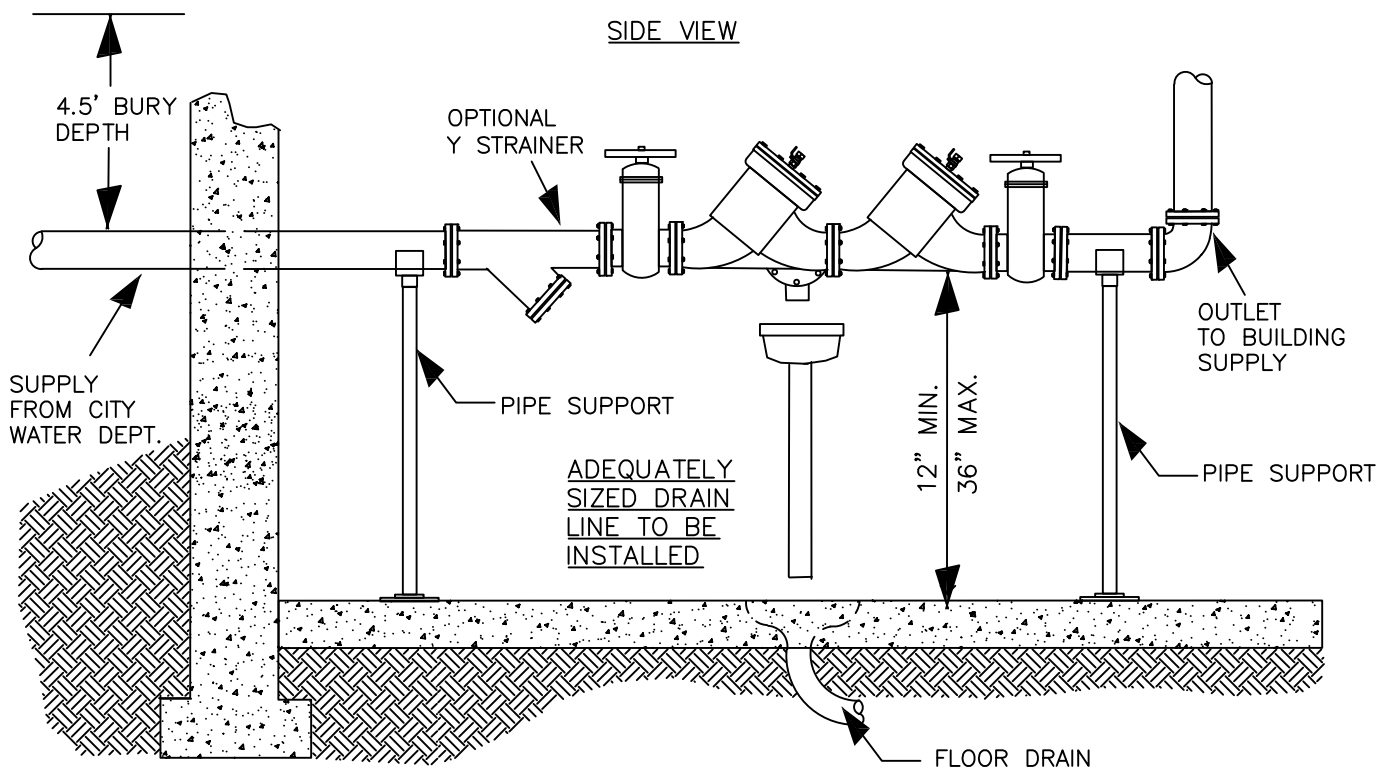
APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10604

3/23/26  
DATE:

DWG NO.

W-44



NOTES:

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED IN THEIR APPROVED DIRECTION ONLY.
3. ADEQUATE CLEARANCE MUST BE PROVIDED FOR TESTING AND MAINTENANCE OF ASSEMBLY, MINIMUM 12" FOR NON-TEST SIDE, MINIMUM 24" FOR THE TEST SIDE, FACING AWAY FROM WALLS AND NEAREST STATIONARY OBJECTS.
4. THERE MUST BE NO UNPROTECTED BRANCH PIPING OR TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY.
5. IF AUXILIARY WATER SOURCE IS PRESENT AND THE RP HAS NOT BEEN INSTALLED IMMEDIATELY DOWNSTREAM OF THE METER BOX, THE ENTIRE LENGTH OF THE WATER SERVICE FROM METER BOX TO THE BACKFLOW ASSEMBLY SHALL BE ENCASED IN MINIMUM 4" OF CONCRETE PER STANDARD DRAWING W-21.
6. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
7. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
8. ADEQUATE DRAINAGE FROM THE ASSEMBLY MUST BE PROVIDED PER THE PNWS/AWWA RP DISCHARGE RATE CHART.
9. BACKFLOW ASSEMBLY MUST BE INSTALLED WITHIN 2' OF FLOOR OR WALL SERVICE PENETRATION.



CITY OF COEUR D'ALENE STANDARD DRAWING

**APPROVED LARGE RP FOR  
BASEMENT ISOLATION**

APPROVED BY:

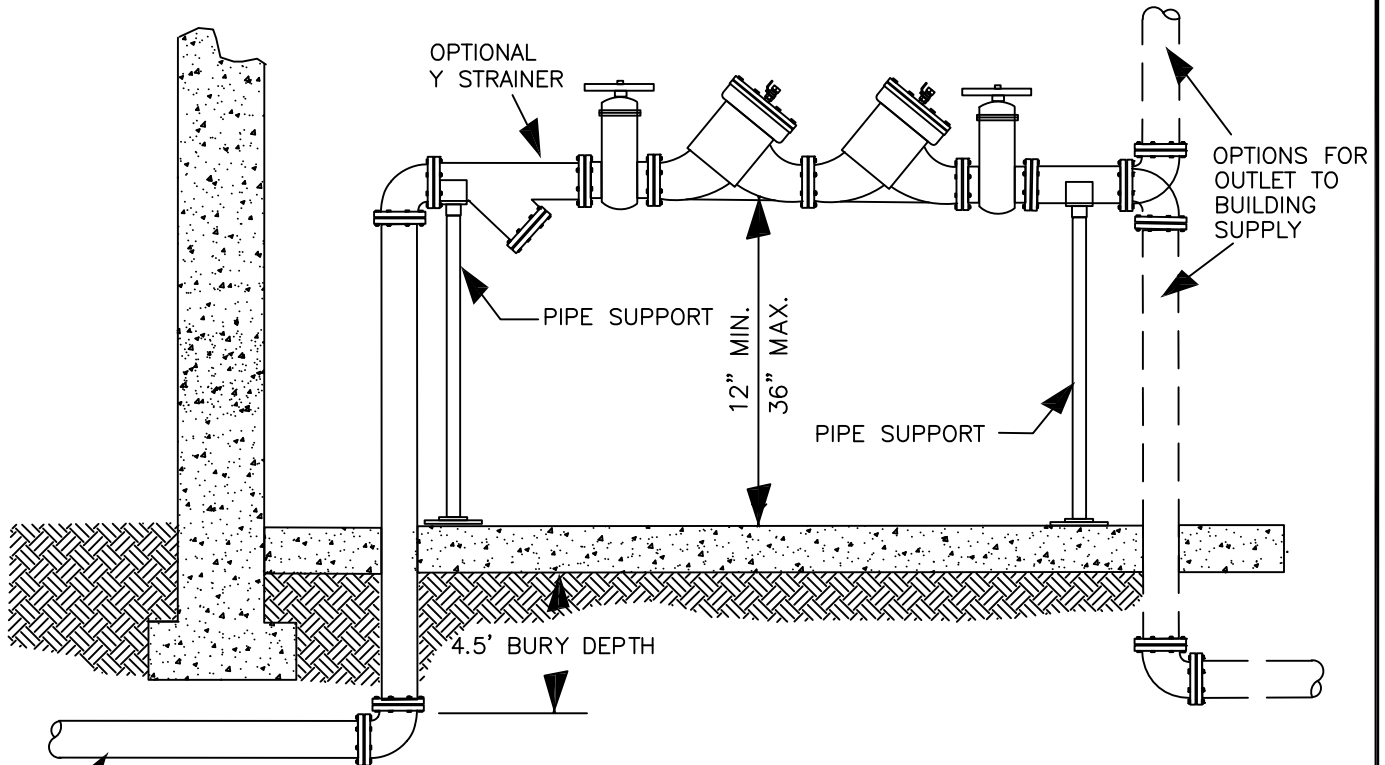
*Chris Bosley*  
CITY ENGINEER, PE 10804

3/23/26  
DATE:

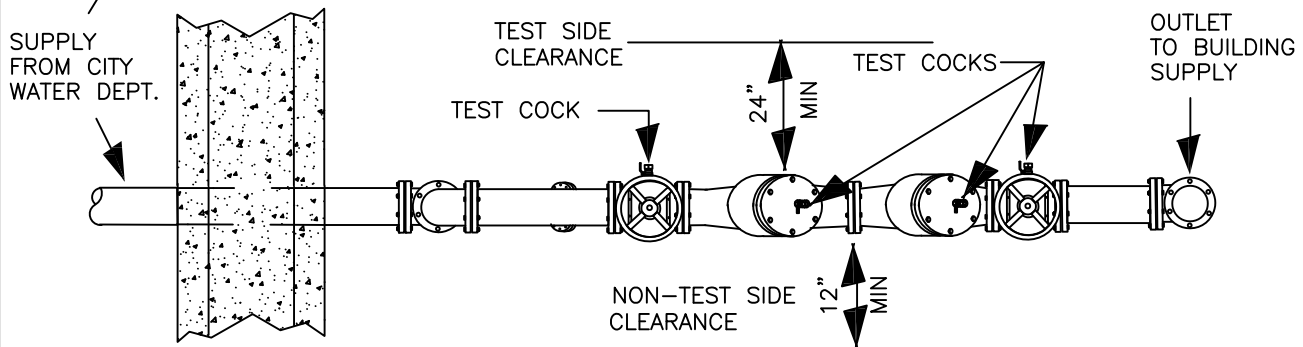
DWG NO.

W-45

# SIDE VIEW



# TOP VIEW



## NOTES:

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED IN THEIR APPROVED ORIENTATION ONLY.
3. ADEQUATE CLEARANCE MUST BE PROVIDED FOR TESTING AND MAINTENANCE OF ASSEMBLY, MINIMUM 12" FOR NON-TEST SIDE, MINIMUM 24" FOR THE TEST SIDE, FACING AWAY FROM WALLS AND NEAREST STATIONARY OBJECTS.
4. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
5. THERE MUST BE NO UNPROTECTED BRANCH PIPING OR TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY.
6. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
7. BACKFLOW ASSEMBLY MUST BE INSTALLED WITHIN 2' OF FLOOR OR WALL SERVICE PENETRATION.



CITY OF COEUR D'ALENE STANDARD DRAWING

**APPROVED LARGE DC FOR  
BUILDING ISOLATION**

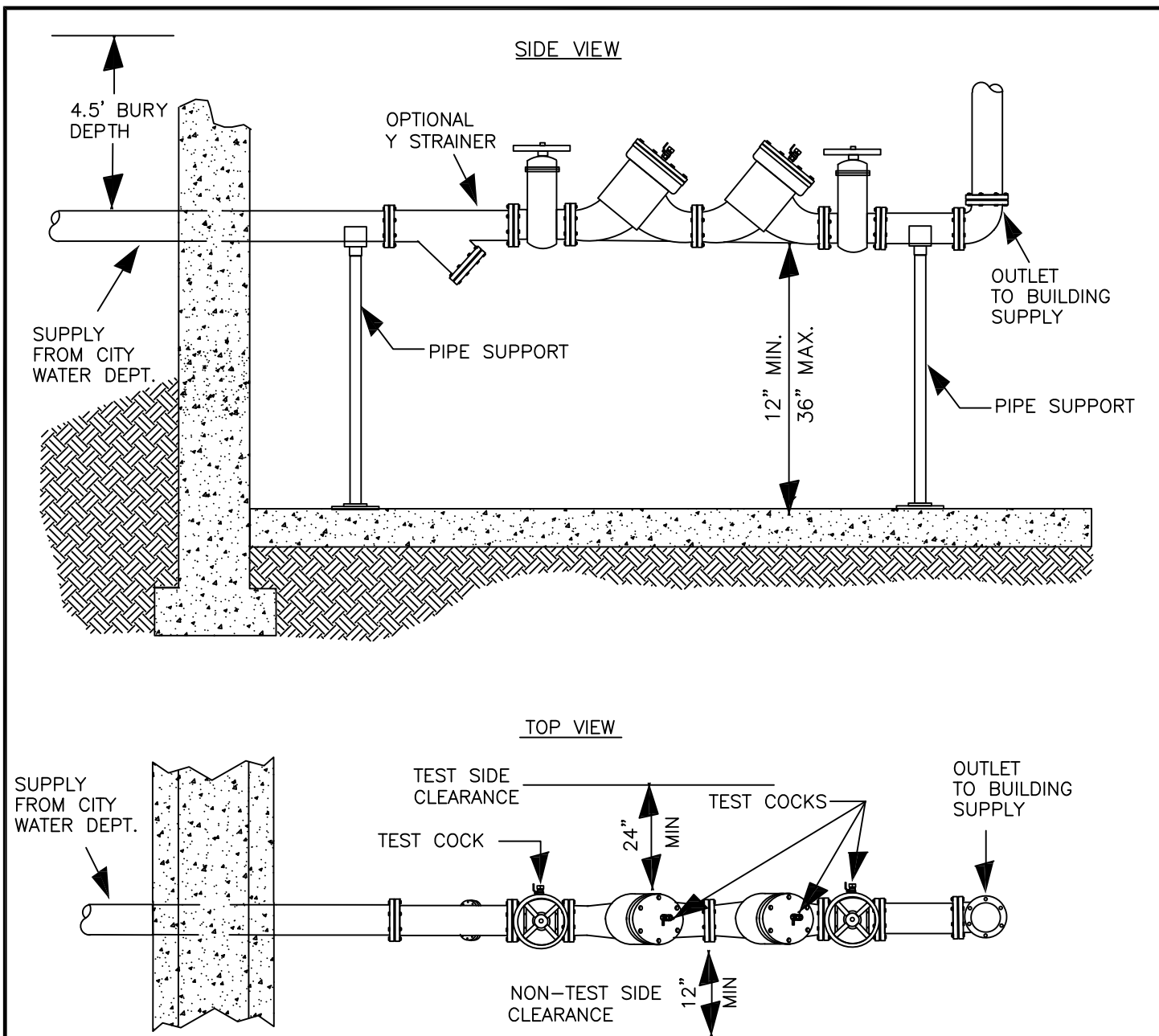
APPROVED BY:

*Chris Busby*  
CITY ENGINEER, PE 10604

3/23/26  
DATE:

DWG NO.

W-46



**NOTES:**

1. BACKFLOW ASSEMBLY MUST MEET U.S.C./IDAPA STANDARDS AND SPECIFICATIONS.
2. ASSEMBLIES MUST BE INSTALLED IN THEIR APPROVED ORIENTATION ONLY.
3. ADEQUATE CLEARANCE MUST BE PROVIDED FOR TESTING AND MAINTENANCE OF ASSEMBLY, MINIMUM 12" FOR NON-TEST SIDE, MINIMUM 24" FOR THE TEST SIDE, FACING AWAY FROM WALLS AND NEAREST STATIONARY OBJECTS.
4. ALL MEASUREMENTS ARE FROM THE LOWEST OR WIDEST PART OF THE ASSEMBLY.
5. THERE MUST BE NO UNPROTECTED BRANCH PIPING OR TEES CONNECTED TO THE SUPPLY PIPE BETWEEN THE CITY SERVICE SUPPLY LINE AND THE ASSEMBLY.
6. ALL ASSEMBLIES ARE SUSCEPTIBLE TO FREEZING AND SHALL BE ADEQUATELY FREEZE PROTECTED.
7. BACKFLOW ASSEMBLY MUST BE INSTALLED WITHIN 2' OF FLOOR OR WALL SERVICE PENETRATION.



CITY OF COEUR D'ALENE STANDARD DRAWING

***APPROVED LARGE DC FOR  
BASEMENT ISOLATION***

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

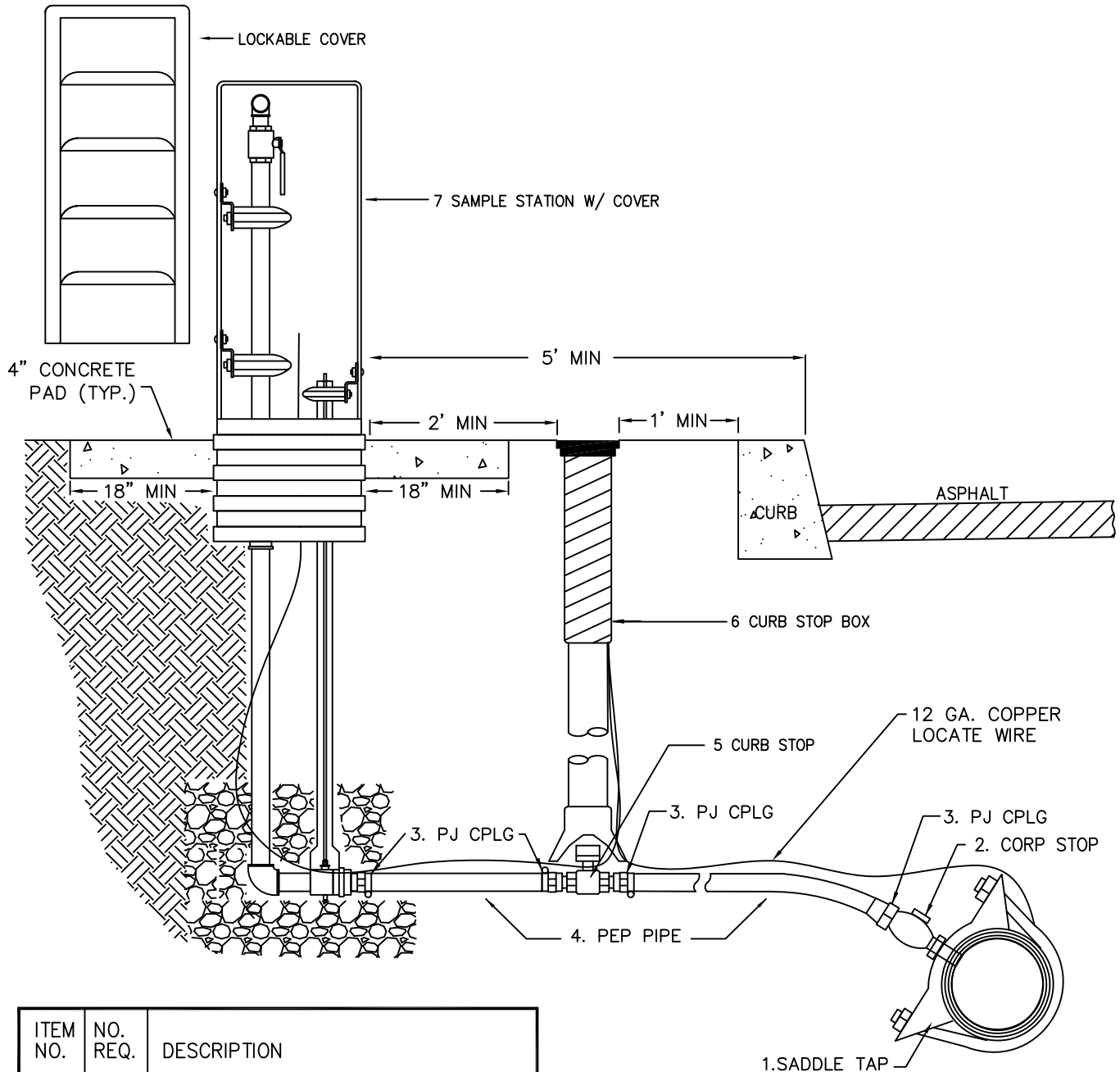
3/23/26  
DATE:

DWG NO.

W-47



# APPROVED SAMPLE STATION INSTALLATION



| ITEM NO. | NO. REQ. | DESCRIPTION                       |
|----------|----------|-----------------------------------|
| 1        | 1        | ROMAC DOUBLE STRAP TAPPING SADDLE |
| 2        | 1        | 1" BRONZE CORPORATION STOP        |
| 3        | 4        | 1" PACK JOINT AS REQUIRED         |
| 4        | 2        | 1" IPS POLYETHELENE PIPE          |
| 5        | 1        | 1" CURB STOP                      |
| 6        | 1        | APPROVED CURB STOP BOX            |
| 7        | 1        | KUPFERLE #88-SS                   |
| 8        | 1        | WASHED DRAIN ROCK AS NEEDED       |

UNLESS OTHERWISE SPECIFIED, THESE APPURTENANCES SHALL BE OF THE MATERIAL SPECIFIED OR SHOWN ON THE PLANS AND SHALL MEET PRESSURE REQUIREMENTS EQUAL TO OR EXCEEDING THE MAIN INSTALLATION AND SHALL BE NSF-61 CERTIFIED.



CITY OF COEUR D'ALENE STANDARD DRAWING

## 1" SAMPLE STATION ASSEMBLY

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10604

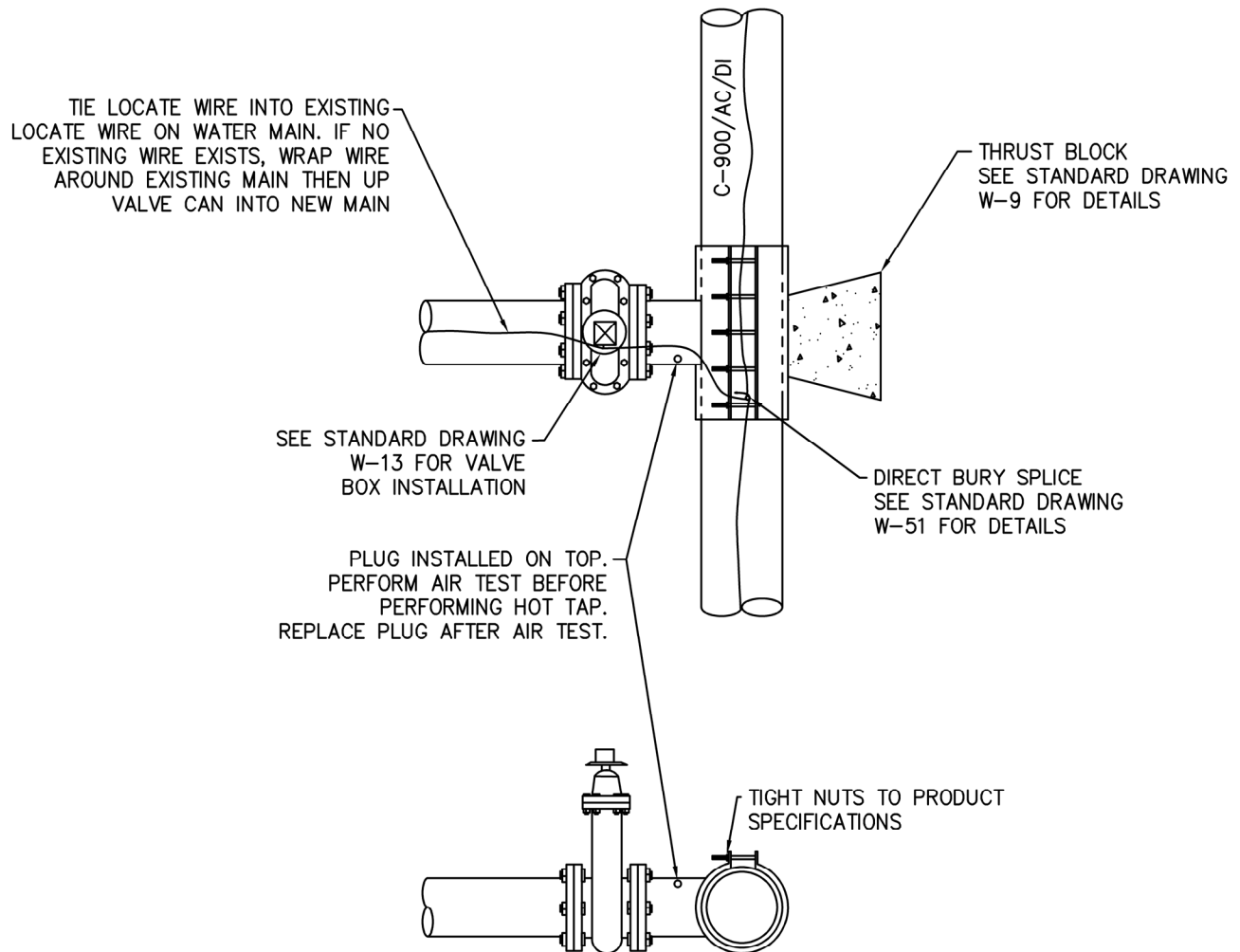
3/27/26  
DATE:

DWG NO.

W-49



4" AND GREATER HOT TAP FOR FIRE SERVICE,  
FIRE HYDRANTS, AND NEW WATER MAINS  
(NO SIZE-ON-SIZE TAPS WILL BE ALLOWED)



NOTES:

1. CLEAN EXISTING WATER MAIN, TAPPING SADDLE, AND NEW GATE VALVE WITH SODIUM HYPOCHLORITE SOLUTION OR EQUIVALENT.
2. ALL HOT TAPS 4" AND GREATER SHALL HAVE AN AIR TEST PERFORMED BY THE CONTRACTOR PRIOR TO PERFORMING THE HOT TAP.
3. AIR TEST SHALL HOLD 50 PSI FOR A MINIMUM OF 5 MINUTES OR AS LONG AS DIRECTED BY FIELD INSPECTOR.
4. THRUST BLOCK SHALL BE INSTALLED PER STANDARD DRAWING W-9.
5. 12 GAUGE BURY LOCATE WIRE SHALL BE INSTALLED TO THE EXISTING MAINS THAT DO NOT HAVE LOCATE WIRE. LOCATE WIRE THEN SHALL BE WRAPPED AROUND EXISTING WATER MAIN AND RAN UP VALVE CAN AND OUT TO NEW WATER MAIN.
6. NO SIZE-ON-SIZE TAPS ALLOWED.



CITY OF COEUR D'ALENE STANDARD DRAWING

**4" AND GREATER  
HOT TAP**

APPROVED BY:

*Chris Bosley*  
CITY ENGINEER, PE 10804

5/1/26  
DATE:

DWG NO.

W-52

## **CITY COUNCIL STAFF REPORT**

**Date:** August 18, 2026

**From:** Adam Korytko  
Superintendent, Building Maintenance Division  
Parks & Recreation Department

**SUBJECT:** Approval to Update Access Control at the 3<sup>rd</sup> St. Secured Parking Garage  
(*Council Action Required*)

---

### **DECISION POINT:**

Should Council authorize the replacement of the outdated and unsupported access control system for the secured parking area of the 3rd Street Parking Garage at a cost of \$32,300.00?

### **HISTORY:**

The secured parking area of the Coeur d'Alene Parking Garage uses an access control system to provide authorized access for patrons who pay a monthly fee for secure parking. The existing system was installed as part of the original garage construction in 2017 and has reached the end of its supported life. Because the system is no longer supported by the manufacturer, it experiences frequent failures that prevent patrons from accessing the garage and their vehicles. When these failures occur, the system requires a complete on-site reset by Building Maintenance personnel to restore operation, resulting in service interruptions and inconvenience for paying customers.

### **FINANCIAL ANALYSIS:**

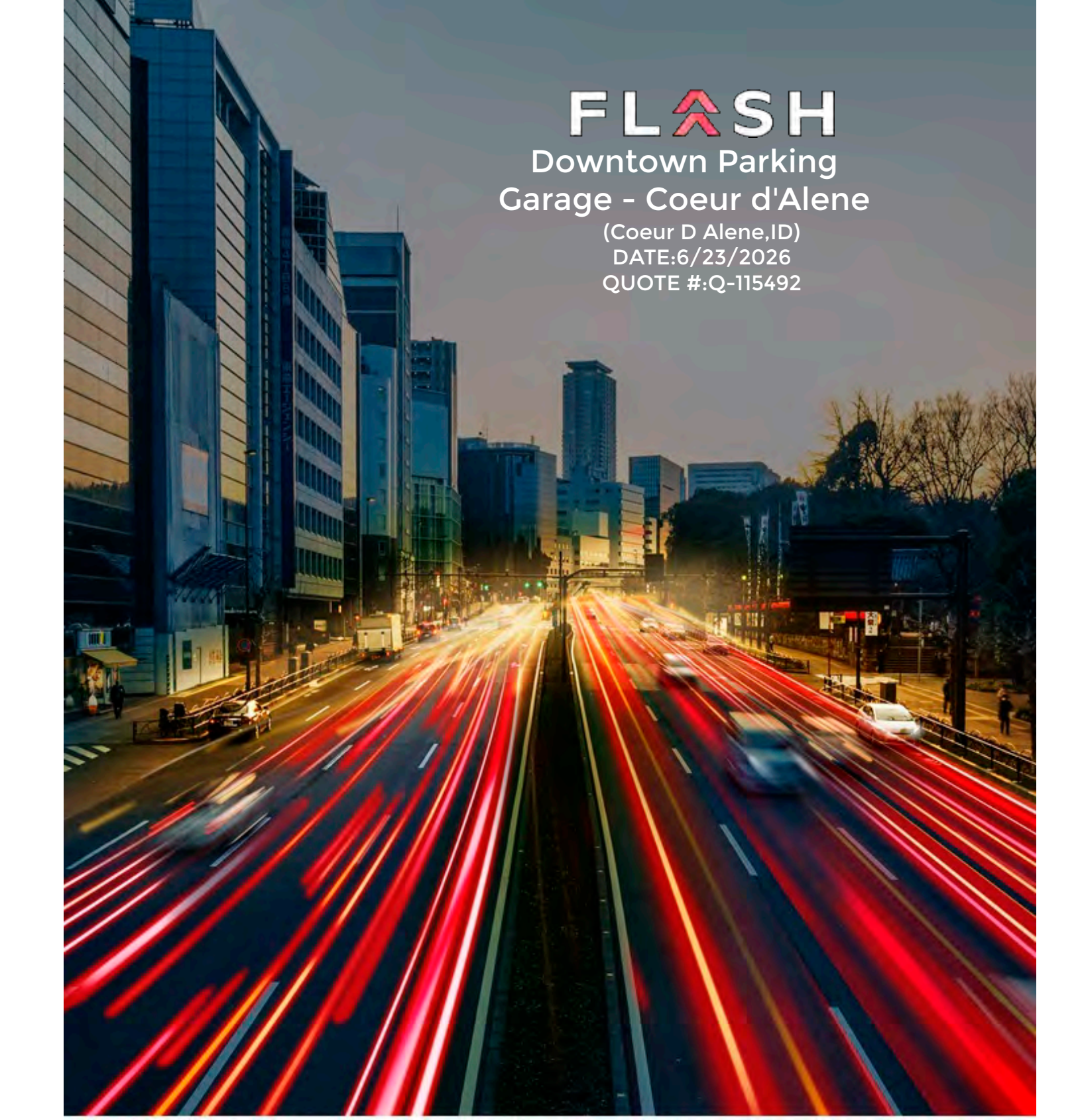
The total cost to replace the access control system is \$32,300.00, which includes all materials and labor. The new system will also require an ongoing monthly subscription fee of \$1,258.39. Funding for the installation will be provided through the Parking Fund. Under the City's agreement with Diamond Parking, the recurring monthly subscription fee will be paid by Diamond Parking.

### **PERFORMANCE ANALYSIS:**

The existing access control system is outdated, unsupported by the vendor Flash Parking, and no longer meets the operational needs of the facility. Frequent internet connectivity interruptions within the parking garage cause the current system to lose communication, resulting in paying patrons being locked out of the secured parking area and unable to access their vehicles. Each outage requires Building Maintenance staff to manually reset each access terminal on-site before the system can resume normal operation. The proposed replacement system utilizes current software and firmware, supports ongoing updates, and includes a standalone operating mode that allows the system to continue functioning during internet outages. Once connectivity is restored, the system automatically reconnects without requiring manual intervention. These improvements will provide more reliable service, minimize operational disruptions, reduce maintenance response time, and ensure uninterrupted access for paying patrons to the secured parking area and their vehicles.

**DECISION POINT / RECOMMENDATION:**

Council should authorize the replacement of the access control system for the secured parking area of the Coeur d'Alene Parking Garage in the amount of \$32,300.00 and the monthly subscription fee of \$1,258.39 to be paid by Diamond Parking per the agreement.



# FLASH

## Downtown Parking Garage - Coeur d'Alene

(Coeur D Alene, ID)

DATE: 6/23/2026

QUOTE #: Q-115492

### Proposal for

CDA upgrade  
Coeur D Alene  
6/23/2026

### Facility at

318 E Coeur D Alene Ave  
Coeur D Alene, ID  
83814-2822

### Created By

Neil Johnson  
neil.johnson@flashparking.com  
+1 4255995052

### Flash

2500 Bee Coves Road  
Building 3 Suite 400  
Austin, TX 78746

## Quote Summary

| Product Type             | Monthly Recurring Subtotal | One-time Subtotal  |
|--------------------------|----------------------------|--------------------|
| Hardware                 | \$0.00                     | \$22,847.50        |
| Software Term: 12 months | \$584.10                   | \$0.00             |
| Installation             | \$0.00                     | \$3,145.00         |
| Implementation           | \$0.00                     | \$6,307.50         |
| Warranty                 | \$0.00                     | \$0.00             |
| <b>Total</b>             | <b>\$584.10</b>            | <b>\$32,300.00</b> |

## Hardware

| Product                                                                                                                          | Qty | Unit Price | Subtotal           |
|----------------------------------------------------------------------------------------------------------------------------------|-----|------------|--------------------|
| Wall mount Pedestrian Access Reader with MSR, Barcode and RFID readers                                                           | 2   | \$4,000.00 | \$8,000.00         |
| Smart Station Mini (RFID+Barcode+MSR)                                                                                            | 1   | \$6,784.00 | \$6,784.00         |
| TagMaster XT-5 UHF Reader Kit - Includes Reader, Multipurpose cable 25', Universal Mounting kit, Wiegand Board, and Power Supply | 1   | \$3,760.00 | \$3,760.00         |
| TagMaster Headlight & Sideview Mirror Tag - NA1500                                                                               | 100 | \$10.20    | \$1,020.00         |
| TagMaster ISO Duo Card - NA1035                                                                                                  | 100 | \$10.20    | \$1,020.00         |
| Network Kit                                                                                                                      | 1   | \$2,000.00 | \$2,000.00         |
| CC Reader Cover Face Plate                                                                                                       | 1   | \$0.00     | \$0.00             |
| Bollard                                                                                                                          | 1   | \$263.50   | \$263.50           |
| Smart Station Mini Hat FP Grey                                                                                                   | 1   | \$0.00     | \$0.00             |
| Flash Hardware Bundle                                                                                                            | 1   | \$0.00     | \$0.00             |
| <b>Total</b>                                                                                                                     |     |            | <b>\$22,847.50</b> |

## Installation

| Product                    | Qty | Unit Price | Subtotal          |
|----------------------------|-----|------------|-------------------|
| Smart Station Installation | 3   | \$765.00   | \$2,295.00        |
| Shipping and Handling      | 4   | \$212.50   | \$850.00          |
| <b>Total</b>               |     |            | <b>\$3,145.00</b> |

## Implementation

| Product                                                | Qty | Unit Price | Subtotal          |
|--------------------------------------------------------|-----|------------|-------------------|
| Travel & Expenses                                      | 5   | \$2,000.00 | \$2,000.00        |
| Implementation Fee                                     | 5   | \$1,800.00 | \$1,800.00        |
| Software Suite and Configuration for FULL system-Flash | 1   | \$2,507.50 | \$2,507.50        |
| <b>Total</b>                                           |     |            | <b>\$6,307.50</b> |

## Warranty

| Product                          | Qty | Unit Price | Subtotal      |
|----------------------------------|-----|------------|---------------|
| PARCS Two Year Standard Warranty | 4   | \$0.00     | \$0.00        |
| <b>Total</b>                     |     |            | <b>\$0.00</b> |

## Software - Term: 12 months

| Product                                                | Qty | Monthly Cost    |
|--------------------------------------------------------|-----|-----------------|
| AVI Module                                             | 1   | \$90.00         |
| Managed Network Services with 4G/LTE Back-up           | 1   | \$89.10         |
| Full System Base Software - Flash Term: 12             | 1   | \$270.00        |
| Access via Mobile and/or 10 Key                        | 1   | Included        |
| Full System - Device Software License - Flash Term: 12 | 3   | \$135.00        |
| <b>Total</b>                                           |     | <b>\$584.10</b> |

## Optional

| Product           | Qty | Unit Price | Monthly Recurring Subtotal | One-time Subtotal |
|-------------------|-----|------------|----------------------------|-------------------|
| Validation Module | 1   | \$1,620.00 | \$135.00                   | \$0.00            |
| <b>Total</b>      |     |            | <b>\$135.00</b>            | <b>\$0.00</b>     |

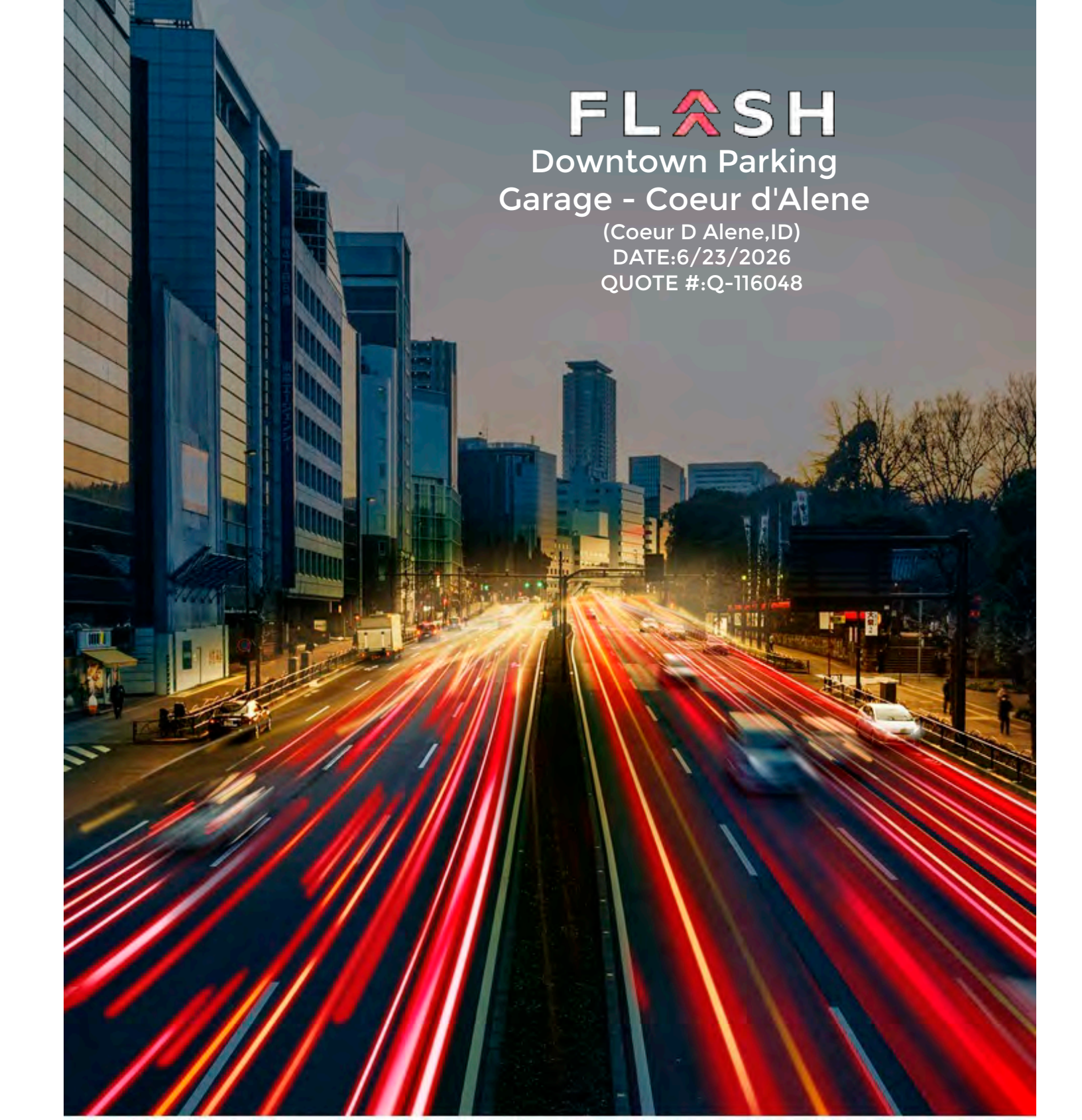
## Lane Details

| Product                                                                                                                          | Qty | Unit Price | Monthly Cost    | One-time Cost      |
|----------------------------------------------------------------------------------------------------------------------------------|-----|------------|-----------------|--------------------|
| AVI Module                                                                                                                       | 1   | \$1,080.00 | \$90.00         | \$0.00             |
| Full System Base Software - Flash                                                                                                | 1   | \$3,240.00 | \$270.00        | \$0.00             |
| Full System - Device Software License - Flash                                                                                    | 3   | \$540.00   | \$135.00        | \$0.00             |
| Access via Mobile and/or 10 Key                                                                                                  | 1   | \$0.00     | \$0.00          | \$0.00             |
| Software Suite and Configuration for FULL system-Flash                                                                           | 1   | \$2,507.50 | \$0.00          | \$2,507.50         |
| Implementation Fee                                                                                                               | 5   | \$1,800.00 | \$0.00          | \$1,800.00         |
| Travel & Expenses                                                                                                                | 5   | \$2,000.00 | \$0.00          | \$2,000.00         |
| Shipping and Handling                                                                                                            | 4   | \$212.50   | \$0.00          | \$850.00           |
| PARCS Two Year Standard Warranty                                                                                                 | 4   | \$0.00     | \$0.00          | \$0.00             |
| Managed Network Services with 4G/LTE Back-up                                                                                     | 1   | \$1,069.20 | \$89.10         | \$0.00             |
| Smart Station Installation                                                                                                       | 3   | \$765.00   | \$0.00          | \$2,295.00         |
| Network Kit                                                                                                                      | 1   | \$2,000.00 | \$0.00          | \$2,000.00         |
| Flash Hardware Bundle                                                                                                            | 1   | \$0.00     | \$0.00          | \$0.00             |
| Smart Station Mini (RFID+Barcode+MSR)                                                                                            | 1   | \$6,784.00 | \$0.00          | \$6,784.00         |
| Wall mount Pedestrian Access Reader with MSR, Barcode and RFID readers                                                           | 2   | \$4,000.00 | \$0.00          | \$8,000.00         |
| TagMaster XT-5 UHF Reader Kit - Includes Reader, Multipurpose cable 25', Universal Mounting kit, Wiegand Board, and Power Supply | 1   | \$3,760.00 | \$0.00          | \$3,760.00         |
| Bollard                                                                                                                          | 1   | \$263.50   | \$0.00          | \$263.50           |
| Smart Station Mini Hat FP Grey                                                                                                   | 1   | \$0.00     | \$0.00          | \$0.00             |
| CC Reader Cover Face Plate                                                                                                       | 1   | \$0.00     | \$0.00          | \$0.00             |
| TagMaster ISO Duo Card - NA1035                                                                                                  | 100 | \$10.20    | \$0.00          | \$1,020.00         |
| TagMaster Headlight & Sideview Mirror Tag - NA1500                                                                               | 100 | \$10.20    | \$0.00          | \$1,020.00         |
| <b>Total</b>                                                                                                                     |     |            | <b>\$584.10</b> | <b>\$32,300.00</b> |

## DISCLAIMERS

CUSTOMER UNDERSTANDS THE PURCHASE AND USE OF ANY PRODUCTS AND SERVICES FROM THE COMPANY ARE SUBJECT TO THE COMPANY'S POLICIES, INCLUDING ITS TERMS AND CONDITIONS, WHICH CAN BE FOUND AT <http://www.flashparking.com/LEGAL/>





# FLASH

## Downtown Parking Garage - Coeur d'Alene

(Coeur D Alene, ID)

DATE: 6/23/2026

QUOTE #: Q-116048

### Proposal for

CDA upgrade  
Coeur D Alene  
6/23/2026

### Facility at

318 E Coeur D Alene Ave  
Coeur D Alene, ID  
83814-2822

### Created By

Neil Johnson  
neil.johnson@flashparking.com  
+1 4255995052

### Flash

2500 Bee Coves Road  
Building 3 Suite 400  
Austin, TX 78746

## HaaS Quote Summary - 72 Month Term

| Product Type | One-time Subtotal | Monthly Recurring Subtotal |
|--------------|-------------------|----------------------------|
| Hardware     | \$0.00            | \$562.01                   |
| Software     | \$0.00            | \$696.38                   |
| <b>Total</b> | <b>\$0.00</b>     | <b>\$1,258.39</b>          |

## Product Details

| Product                                                                                                                          | Qty          |
|----------------------------------------------------------------------------------------------------------------------------------|--------------|
| TagMaster XT-5 UHF Reader Kit - Includes Reader, Multipurpose cable 25', Universal Mounting kit, Wiegand Board, and Power Supply | 1            |
| AVI Module                                                                                                                       | 1            |
| Smart Station Mini (RFID+Barcode+MSR)                                                                                            | 1            |
| TagMaster Headlight & Sideview Mirror Tag - NA1500                                                                               | 100          |
| Full System - Device Software License - Flash                                                                                    | 3            |
| Software Suite and Configuration for FULL system-Flash                                                                           | 1            |
| PARCS Two Year Standard Warranty                                                                                                 | 4            |
| Smart Station Mini Hat FP Grey                                                                                                   | 1            |
| Access via Mobile and/or 10 Key                                                                                                  | 1            |
| Managed Network Services with 4G/LTE Back-up                                                                                     | 1            |
| TagMaster ISO Duo Card - NA1035                                                                                                  | 100          |
| Travel & Expenses                                                                                                                | 1            |
| Bollard                                                                                                                          | 1            |
| Implementation Fee                                                                                                               | 1            |
| Smart Station Installation                                                                                                       | 3            |
| CC Reader Cover Face Plate                                                                                                       | 1            |
| Network Kit                                                                                                                      | 1            |
| Wall mount Pedestrian Access Reader with MSR, Barcode and RFID readers                                                           | 2            |
| Full System Base Software - Flash                                                                                                | 1            |
| Shipping and Handling                                                                                                            | 4            |
| Flash Hardware Bundle                                                                                                            | 1            |
| <b>Total</b>                                                                                                                     | <b>230.0</b> |

## Lane Details

| Product                                                                                                                          | Qty |
|----------------------------------------------------------------------------------------------------------------------------------|-----|
| AVI Module                                                                                                                       | 1   |
| Full System Base Software - Flash                                                                                                | 1   |
| Full System - Device Software License - Flash                                                                                    | 3   |
| Access via Mobile and/or 10 Key                                                                                                  | 1   |
| Software Suite and Configuration for FULL system-Flash                                                                           | 1   |
| Implementation Fee                                                                                                               | 1   |
| Travel & Expenses                                                                                                                | 1   |
| Shipping and Handling                                                                                                            | 4   |
| PARCS Two Year Standard Warranty                                                                                                 | 4   |
| Managed Network Services with 4G/LTE Back-up                                                                                     | 1   |
| Smart Station Installation                                                                                                       | 3   |
| Network Kit                                                                                                                      | 1   |
| Flash Hardware Bundle                                                                                                            | 1   |
| Smart Station Mini (RFID+Barcode+MSR)                                                                                            | 1   |
| Wall mount Pedestrian Access Reader with MSR, Barcode and RFID readers                                                           | 2   |
| TagMaster XT-5 UHF Reader Kit - Includes Reader, Multipurpose cable 25', Universal Mounting kit, Wiegand Board, and Power Supply | 1   |
| Bollard                                                                                                                          | 1   |
| Smart Station Mini Hat FP Grey                                                                                                   | 1   |
| CC Reader Cover Face Plate                                                                                                       | 1   |
| TagMaster ISO Duo Card - NA1035                                                                                                  | 100 |
| TagMaster Headlight & Sideview Mirror Tag - NA1500                                                                               | 100 |
| <b>Total</b>                                                                                                                     |     |

## DISCLAIMERS

CUSTOMER UNDERSTANDS THE PURCHASE AND USE OF ANY PRODUCTS AND SERVICES FROM THE COMPANY ARE SUBJECT TO THE COMPANY'S POLICIES, INCLUDING ITS TERMS AND CONDITIONS, WHICH CAN BE FOUND AT <http://www.flashparking.com/LEGAL/>

**CITY COUNCIL  
STAFF REPORT**

**Date:** August 18, 2026

**From:** Adam Korytko  
Superintendent, Building Maintenance Division  
Parks & Recreation Department

**SUBJECT:** Approval to Replace Boilers at the Police Station  
(*Council Action Required*)

---

**DECISION POINT:**

Should Council authorize the replacement of three (3) failing building boilers at the Police Station at a cost of \$70,000.

**HISTORY:**

The Police Station heating system relies on three building boilers installed around 2010. These existing units have reached the end of their operational reliability. As of November 3rd of 2025, Tri Angle Tube, the equipment manufacturer, has ceased all operations including the availability of new replacement parts. The existing boiler models are listed as part of safety recall bulletins, but, as the company has gone defunct, no remedies are available. Currently, two of the three boilers are operational but at limited capacity and without the ability to modulate or communicate due to the boiler's control boards interfering with the building automation. Sourcing replacement parts for the boilers has been difficult as local suppliers are no longer able to procure from the manufacturer, and stocks are limited to only as supplies last.

**FINANCIAL ANALYSIS:**

The total estimated cost to replace all six boiler units is \$70,000. The Police Department takes precedence to ensure operational heating over the upcoming winter months. An increase of \$70,000 to this year's routine maintenance mechanical budget line.

**PERFORMANCE ANALYSIS:**

Replacing the obsolete boilers will provide significant operational improvements by increasing system reliability and safety, improving energy efficiency, and enhancing long-term maintainability. The new boilers will eliminate the growing risk of heating system failures during critical winter months, ensuring dependable operation for this essential public safety facility. In addition, modern high-efficiency equipment will reduce energy consumption and lower monthly utility costs. The replacement system will also provide long-term maintenance benefits by utilizing readily available replacement parts, current manufacturer support, and standard warranty coverage, reducing future repair costs and minimizing service disruptions.

**DECISION POINT / RECOMMENDATION:**

Council should authorize staff to replace three failing boilers at the Police Station for an estimated total cost of \$70,000.



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Suite #133  
Tukwila, WA 98168  
Phone: (206) 549-4388  
Fax: (860) 622-0499  
E-mail: greg.gutshall@carrier.com

Contact Name: Adam Korytko  
Account: City of Coeur D'Alene  
Phone: (208) 676-7409

Site Address: 3818 N Schreiber Way  
Coeur d Alene, ID  
83815-8362

Estimate Date: 04/30/2026

Quote Number: 01645999

Job Description: CDA Police - (3) Boilers Replacement Quote

### Scope of Work

Carrier Commercial Services to provide a certified technician to remove three (3) of the existing wall-mounted boilers and install three (3) new wall-mounted boiler systems in accordance with local codes and manufacturer specifications.

Scope of Work per Boiler:

1. Preparation
  - Verify site conditions, utilities, and connections
  - Protect surrounding areas and perform LOTO
2. Removal
  - Disconnect power, gas, piping, venting, and condensate
  - Remove existing boiler and properly dispose of materials
3. Installation
  - Mount new boiler and reconnect gas, hydronic piping, and electrical
  - Install required valves, fittings, venting, and condensate system
4. Startup & Commissioning
  - Fill and purge system
  - Verify operation, perform combustion analysis, and confirm safeties
  - Program controls and confirm proper operation
5. Closeout
  - Clean work area
  - Provide documentation and review system operation with the customer

### Exclusions / Clarifications

This quote does not include the waste disposal and labor performed outside normal business hours unless otherwise noted. In addition, the quoted price does not include any sales, excise, or similar taxes, any that apply will be added at cost.

- Hazardous material abatement (e.g., asbestos)
- Structural modifications
- Replacement of pumps, expansion tanks, or piping beyond tie-in points
- Electrical upgrades beyond standard connections

### Total Quoted Price

**Total Price for Scope of Work excluding applicable taxes: \$63,030.00**

This proposal is valid for 30 days from the date of proposal. Carrier's terms and conditions will govern in lieu of any other terms and conditions contained in any resulting Purchase, Order, Contract, Agreement, etc. Carrier would like to thank you for the continuing opportunity to be of service.

Sincerely,

Greg Gutshall

Carrier Commercial Service

\_\_\_\_\_

\_\_\_\_\_

Title

\_\_\_\_\_

Customer Acceptance (signature)

Date

\_\_\_\_\_

Purchase Order

The attached Terms & Conditions shall govern.





## CARRIER CORPORATION TERMS AND CONDITIONS OF SALE EQUIPMENT AND/OR SERVICE

**1. PAYMENT AND TAXES** - Payment shall be made net 30 days from date of invoice. Carrier reserves the right to require cash payment or other alternative method of payment prior to shipment or completion of work if Carrier determines, in its sole discretion, that Customer or Customer's assignee's financial condition at any time does not justify continuance of the net 30 days payment term. In addition to the price, Customer shall pay Carrier any taxes or government charges arising from this Agreement. If Customer claims that any such taxes or government charges do not apply to the transactions governed by this Agreement, Customer shall provide Carrier with acceptable tax exemption certificates or other applicable documents. All past due invoices will accrue interest at the lesser of 1% per month or the maximum amount allowable by law.

**2. EXTRAS** - Equipment, parts or labor in addition to those specified in this Agreement will be provided upon receipt of Customer's written authorization, paid for as an extra at Carrier's prevailing labor rates and equipment/parts charges, and subject to the terms of this Agreement.

**3. RETURNS** - No items will be accepted for return without prior written authorization. Returned goods may be subject to a restocking charge. Special order and non-stock items cannot be returned.

**4. SHIPMENT** - All shipments shall be F.O.B. shipping point, freight prepaid and allowed to the job site. Shipment dates quoted are approximate. Carrier does not guarantee a particular date for shipment or delivery.

**5. PARTIAL SHIPMENT** - Carrier shall have the right to ship any portion of the equipment, goods or other materials included in this Agreement and invoice Customer for such partial shipment.

**6. DELAYS** - Carrier shall not be liable for delays in manufacturing, shipping or delivery by causes beyond the control and without the fault or negligence of Carrier, including but not restricted to acts of God, acts of a public enemy, acts of government, acts of terrorism, fires, floods, epidemics, quarantine restrictions, freight embargoes, supplier delays, strikes, or labor difficulties (collectively "Force Majeure Events") which directly or indirectly affect manufacturing, shipping or delivery. Carrier shall remain excused from performance to the extent which, in its reasonable discretion, any such Force Majeure Event(s) continue to negatively impact Carrier's performance, whether or not the Force Majeure Event itself has ended. Carrier agrees to notify Customer in writing as soon as practicable of the causes of such delay. In the event that any materials or equipment to be provided by Carrier under this Agreement become permanently unavailable as a result of a Force Majeure Event, Carrier shall be excused from furnishing such materials or equipment.

**7. WARRANTY** - Carrier warrants that all equipment manufactured by Carrier Corporation and all Carrier equipment, parts or components supplied hereunder will be free from defects in material and workmanship. Carrier shall at its option repair or replace, F.O.B. point of sale, any equipment, part or component sold by Carrier and determined to be defective within one (1) year from the date of initial operation or eighteen (18) months from date of shipment, whichever is earlier. Carrier does not warrant products not manufactured by Carrier Corporation, but it does pass on to Customer any transferrable manufacturer warranties for those products. Carrier warrants that all service provided by Carrier hereunder shall be performed in a workmanlike manner. In the event any such service is determined to be defective within ninety (90) days of completion of that service, Carrier shall at its option re-perform or issue a credit for such service. Carrier's obligation to repair or replace any defective equipment, parts or components during the warranty period shall be Customer's exclusive remedy. Carrier shall not be responsible for labor charges for removal or reinstallation of defective equipment, parts or components, for charges for transportation, handling and shipping or refrigerant loss, or for repairs or replacement of such equipment, parts or components, required as a consequence of faulty installation, misapplication, vandalism, abuse, exposure

to chemicals, improper servicing, unauthorized alteration or improper operation by persons other than Carrier. THIS WARRANTY IS GIVEN IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

**8. WORKING HOURS** - All services performed under this Agreement, including but not limited to, major repairs, are to be provided during Carrier's normal working hours unless otherwise agreed.

**9. CUSTOMER RESPONSIBILITIES (Service Contracts only)** - Customer shall:

- Provide safe and reasonable equipment access and a safe work environment.
- Permit access to Customer's site, and use of building services including but not limited to: water, elevators, receiving dock facilities, electrical service and local telephone service.
- Keep areas adjacent to equipment free of extraneous material, move any stock, fixtures, walls or partitions that may be necessary to perform the specified service.
- Promptly notify Carrier of any unusual operating conditions.
- Upon agreement of a timely mutual schedule, allow Carrier to stop and start equipment necessary to perform service.
- Provide adequate water treatment.
- Provide the daily routine equipment operation (if not part of this Agreement) including availability of routine equipment log readings.
- Where Carrier's remote monitoring service is provided, provide and maintain a telephone line with long distance direct dial and answer capability.
- Operate the equipment properly and in accordance with instructions.
- Promptly address any issues that arise related to mold, fungi, mildew or bacteria.
- Identify and label any asbestos containing material that may be present. The customer will provide, in writing, prior to the start of a job, a signed statement regarding the absence or presence of asbestos for any job where the building or the equipment to be serviced is older than 1981. Should this document state that no asbestos is present, the customer will also provide in writing the method used to determine the absence of asbestos.

**10. EXCLUSIONS** - Carrier is not responsible for items not normally subject to mechanical maintenance including but not limited to: duct work, casings, cabinets, fixtures, structural supports, grillage, water piping, steam piping, drain piping, cooling tower fill, boiler tubes, boiler refractory, disconnect switches and circuit breakers. Carrier is not responsible for repairs, replacements, alterations, additions, adjustments, repairs by others, unscheduled calls or emergency calls, any of which may be necessitated by negligent operation, abuse, misuse, prior improper maintenance, vandalism, obsolescence, building system design, damage due to freezing weather, chemical/electrochemical attack, corrosion, erosion, deterioration due to unusual wear and tear, any damage related to the presence of mold, fungi, mildew, or bacteria, damage caused by power reductions or failures or any other cause beyond Carrier's control. Carrier shall not be required to perform tests, install any items of equipment or make modifications that may be recommended or directed by insurance companies, government, state, municipal or other authority. However, in the event any such recommendations occur, Carrier, at its option, may submit a proposal for Customer's consideration in addition to this Agreement. Carrier shall not be required to repair or replace equipment that has not been properly maintained.

**11. EQUIPMENT CONDITION & RECOMMENDED SERVICE (Service Contracts only)** - Upon the initial scheduled operating and/or initial annual stop inspection, should Carrier determine the need for repairs or replacement, Carrier will provide Customer in writing an 'equipment condition' report including recommendations for corrections and the price for repairs in addition to this Agreement. In the event Carrier recommends certain services (that are

Terms and Conditions of Sale – Equipment and/or Service 6.19.23



not included herein or upon initial inspection) and if Customer does not elect to have such services properly performed in a timely fashion, Carrier shall not be responsible for any equipment or control failures, operability or any long-term damage that may result. Carrier at its option will either continue to maintain equipment and/or controls to the best of its ability, without any responsibility, or remove such equipment from this Agreement, adjusting the price accordingly.

**12. PROPRIETARY RIGHTS** - Carrier may elect to install, attach to Customer equipment, or provide portable devices (hardware and/or software) that shall remain the personal proprietary property of Carrier. No devices installed, attached to real property or portable device(s) shall become a fixture of the Customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices that are used in connection with providing service on Customer equipment.

**13. DATA RIGHTS** - Customer hereby grants and agrees to grant to Carrier a worldwide, non-exclusive, non-terminable, irrevocable, perpetual, paid-up, royalty free license to any Source Data, with the right to sub-license to its affiliates and suppliers for (i) Carrier's performance of services pursuant to this Agreement, (ii) the improvement of Carrier services, and Carrier's Analytics Platform; (iii) improving product performance, operation, reliability, and maintainability; (iv) to create, compile, and/or use datasets and/or statistics for the purposes of benchmarking, development of best practices, product improvement; (v) the provision of services to third parties, (vi) research, statistical, and marketing purposes, and/or (vii) in support of Carrier agreements.

Source Data – shall mean data that is produced directly from a system, or device and received at a collection point or a central server (e.g. a Carrier database, data lake, or third party cloud service).

Analytics Platform – shall mean server algorithms or web interface systems used to (i) interpret, convert, manipulate, or calculate data, (ii) perform data processing, and/or (iii) the delivery of data to Carrier, affiliates or suppliers of Carrier, and/or Customer.

**14. RETURN OF DATA** - Customer understands and acknowledges that the portable devices will collect Source Data that will be stored on and/or transmitted to Carrier's servers and to suppliers or affiliates that are contracted by Carrier and used to transmit, process, extract or store such Source Data for purposes of Carrier's performance of the service in accordance with this Agreement. Once such data and information has been stored and/or transmitted to Carrier's servers, Customer agrees that such data and information shall become part of Carrier's database and therefore subject to the license terms under section 13.

**15. DATA DELIVERY** - During the term of the Agreement Customer shall (i) make reasonable efforts to ensure that the hardware remains powered on, (ii) avoid intentional action to impede, block or throttle collection and transmission of Source Data by Carrier, and (iii) avoid intentional action to disable, turn off, or remove the hardware without Carrier's express written consent, which consent shall not be unreasonably withheld.

**16. REVERSE ENGINEERING** - Customer shall not extract, decompile or reverse engineer any software included with, incorporated in, or otherwise associated with the hardware and shall not reverse engineer any reports or analytics provided to or received by Customer from Carrier.

**17. WAIVER OF DAMAGES** - Under no circumstances shall Carrier be liable for any indirect, incidental, special or consequential damages, including loss of revenue or profit, loss of use of equipment or facilities, loss of data, or economic damages howsoever arising.

**18. LIMITATION OF LIABILITY** - Carrier's maximum liability for any reason (except for personal injuries) arising from this Agreement shall not exceed the value of the payments received by Carrier under this Agreement.

**19. CANCELLATION** - Customer may cancel this Agreement only with Carrier's prior written consent, and upon payment of reasonable cancellation charges. Such charges shall take into account costs and expenses incurred, and purchases or contract commitments made by Carrier and all other losses due to the cancellation including a reasonable profit.

**20. CUSTOMER TERMINATION FOR CARRIER NON-PERFORMANCE** - Customer shall have the right to terminate this Agreement for Carrier's non-performance provided Carrier fails to cure such non-performance within thirty (30) days after having been given prior written notice of the non-performance. Upon early termination or expiration of this Agreement, Carrier shall have free access to enter Customer locations to disconnect and remove any Carrier personal proprietary property or devices as well as remove any and all Carrier-owned parts, tools and personal property. Additionally, Customer agrees to pay Carrier for all incurred but unamortized service costs performed by Carrier including overheads and a reasonable profit.

**21. CARRIER TERMINATION** - Carrier reserves the right to discontinue its service any time payments have not been made as agreed or if alterations, additions or repairs are made to equipment during the term of this Agreement by others without prior agreement between Customer and Carrier.

**22. CLAIMS** - Any lawsuits arising from the performance or nonperformance of this Agreement, whether based upon contract, negligence, strict liability or otherwise, shall be brought within one (1) year from the date the claim arose. In the event of any dispute arising out of or related in any way to this Agreement, Carrier shall be entitled to recover all costs and expenses incurred in enforcing its rights hereunder, whether based in contract, tort or otherwise, including but not limited to all costs and attorney's fees incurred in any such dispute.

**23. GOVERNMENT PROCUREMENTS** - The components, equipment and services provided by Carrier are "commercial items" as defined in Section 2.101 of the Federal Acquisition Regulations ("FAR"), and the prices of such components, equipment and services are based on Carrier's commercial pricing policies and practices (which do not consider any special requirements of U.S. Government cost principles, FAR Part 31, or any similar procurement regulations). As such, Carrier will not agree to provide or certify cost or pricing data, nor will Carrier agree to comply with the Cost Accounting Standards (CAS). In addition, no government procurement regulations, such as FARs or DFARS, shall apply to this Agreement except those regulations expressly accepted in writing by Carrier.

**24. HAZARDOUS MATERIALS** - Carrier is not responsible for the identification, detection, abatement, encapsulating or removal of asbestos, products or materials containing asbestos, similar hazardous substances, or mold, fungi, mildew, or bacteria. If Carrier encounters any asbestos or other hazardous material while performing this Agreement, Carrier may suspend its work and remove its employees from the project, until such material and any hazards associated with it are abated. The time for Carrier's performance shall be extended accordingly, and Carrier shall be compensated for the delay.

**25. WASTE DISPOSAL** - Customer is wholly responsible for the removal and proper disposal of waste oil, refrigerant and any other material generated during the term of this Agreement.

**26. SUPERSEDEDURE, ASSIGNMENT and MODIFICATION** - This Agreement contains the complete and exclusive statement of the agreement between the parties and supersedes all previous or contemporaneous, oral or written, statements. Customer may assign this Agreement only with Carrier's prior written consent. No modification to this Agreement shall be binding unless in writing and signed by both parties. Orders shall be binding upon Carrier when accepted in writing by an authorized representative of Carrier. CARRIER'S ACCEPTANCE OF CUSTOMER'S ORDER IS CONDITIONED UPON CUSTOMER'S ACCEPTANCE OF THE TERMS AND CONDITIONS SET FORTH HEREIN (THIS "AGREEMENT") AND CUSTOMER'S AGREEMENT TO BE BOUND BY AND COMPLY WITH THIS AGREEMENT. THIS AGREEMENT AND ALL REFERENCED ATTACHMENTS CONSTITUTE THE ENTIRE AGREEMENT BETWEEN

Terms and Conditions of Sale – Equipment and/or Service 6.19.23

CARRIER AND CUSTOMER, AND NO AMENDMENT OR MODIFICATION SHALL BE BINDING ON CARRIER UNLESS SIGNED BY AN OFFICER OR AUTHORIZED EMPLOYEE OF CARRIER. THE FAILURE OF CARRIER TO OBJECT TO PROVISIONS CONTAINED IN ANY PURCHASE ORDER OR OTHER DOCUMENT OF CUSTOMER SHALL NOT BE CONSTRUED AS A WAIVER BY CARRIER OF THE TERMS IN THIS AGREEMENT OR AN ACCEPTANCE OF ANY OF CUSTOMER'S PROVISIONS. **ANY CONFLICTING OR ADDITIONAL TERMS OR CONDITIONS SET FORTH BY CUSTOMER IN A PURCHASE ORDER OR OTHER DOCUMENT SHALL NOT BE BINDING UPON CARRIER, AND CARRIER HEREBY EXPRESSLY OBJECTS THERETO.**

**27. CUSTOMER CONSENT** - Customer consents and agrees that Carrier may, from time to time, publicize Carrier related projects with Customer, including the value of such projects, in all forms and media for advertising, trade, and any other lawful purposes.

**28. FOR WORK BEING PERFORMED IN CALIFORNIA** - Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, California 95826.

**29. INTELLECTUAL PROPERTY** - Notwithstanding anything to the contrary stated herein, Carrier retains ownership of its intellectual property and no license to Carrier's intellectual property is granted except as necessary for Customer to use any deliverables and/or services provided hereunder.

**30. DATA PRIVACY** - Carrier processes personal data in accordance with its privacy notice at Carrier.com or via the following link: <https://www.carrier.com/carrier/en/worldwide/legal/privacy-notice>. Each party will comply with applicable data privacy laws governing personal information collected and processed under this Agreement, including the California Consumer Privacy Act and the European General Data Protection Regulation, and take all reasonable commercial and legal steps to protect personal data. If Customer provides Carrier with personal data, Customer will ensure that it has the legal right to do so, including notifying the individuals whose personal data it provides to Carrier. If a party collects or processes personal data from California residents under this Agreement, such party is a "Service Provider" under the CCPA, and will not sell or exchange such personal data for anything of value.

**31. FACTORY ACCEPTANCE TESTS AND INSPECTIONS** - The nature and extent of factory acceptance tests or factory inspections, including without limitation, the number and identity of participants, locations visited, and activities undertaken, shall be limited to activities directly related to the performance of this Agreement. The tests or inspections will be subject to mutual agreement of the parties, Carrier policy and internal pre-approval requirements, and strictly comply with Customer's policies as well as all applicable laws and regulations including, without limitation, all applicable laws and regulations prohibiting corruption.

**32. CHANGE ORDER / ADDITIONAL WORK / PRICE ADJUSTMENTS** - Carrier will not perform additional work until such time as Carrier receives a change order, duly executed by each party, setting forth the scope and an agreed upon price for the additional work, as well as any appropriate adjustments to the

delivery schedule. Additional work and/or materials supplied under any change order shall be subject to the terms of this Agreement. The price of services performed under this Agreement is subject to change due to increases in material costs related to tariffs, import duties, trade policy, epidemics, commodity or material costs, fuel surcharges, supplier costs, labor costs, or related impacts or market conditions. Such change shall come into effect on thirty (30) days' prior written notice from Carrier to Customer. The price of equipment supplied under this Agreement is subject to increase in accordance with the Producer Price Index (PPI) published by the U.S. Department of Labor Bureau of Labor Statistics (BLS) for commodity: PCU33341-33341 HVAC and Commercial Refrigeration Equipment. Price escalation will be calculated as (i) total Agreement price multiplied by (ii) the PPI on date of equipment delivery to end customer, divided by (iii) PPI on date of execution of the Agreement. Total Agreement price is not subject to decrease.

**33. OCCUPATIONAL SAFETY AND HEALTH (Service Contracts Only)** - Carrier and Customer agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act ("OSHA") relating in any way to the performance of work under this Agreement, the project or the job site.

**34. ANTI-DISCRIMINATION POLICY** - The Carrier Fostering a Respectful and Safe Work Environment policy is incorporated into these terms via this link: [https://www.carrier.com/commercial/en/us/media/carrier-anti-discrimination-harassment-policy-02192021\\_tcm199-109848.pdf](https://www.carrier.com/commercial/en/us/media/carrier-anti-discrimination-harassment-policy-02192021_tcm199-109848.pdf).

**35. EQUIPMENT RENTALS** - If all or a portion of this Agreement is for equipment rental, the Carrier Rental Systems Master Terms and Conditions - Rental, available at <https://www.carrier.com/rentals/en/us/rental-equipment/rental-forms/>, shall apply to the rental equipment.

**36. STATE CONTRACTOR LICENSE NUMBERS** - A list of Carrier's state contractor license, certificate, and registration numbers, which list is incorporated herein, is available via this link: <https://www.carrier.com/commercial/en/us/service/contractor-licenses>.

**37. ADDITIONAL TERMS AND CONDITIONS - CANNABIS INDUSTRY** - If Customer is involved in the cannabis industry in the US as a manufacturer, distributor, or otherwise, the additional terms and conditions available at <https://www.carrier.com/commercial/en/us/legal/additional-terms>, which are incorporated herein, shall apply.

**38. ADDITIONAL TERMS AND CONDITIONS - ABOUND** - If this Agreement includes a subscription to the Abound platform, then the additional terms and conditions of the Abound Master SaaS Subscription Agreement available at <https://abound.carrier.com/en/worldwide/saas-agreement> which are incorporated herein, shall apply.

**39. ADDITIONAL TERMS AND CONDITIONS - I-VU CLOUD** - If this Agreement includes a subscription to the i-Vu Cloud platform, then the additional terms and conditions of the i-Vu Master SaaS Subscription Agreement available at [https://www.shreddocs.com/hvac/docs/1000/Public/06/i-Vu\\_Master\\_SaaS\\_Agreement\\_Direct\\_09232022.pdf](https://www.shreddocs.com/hvac/docs/1000/Public/06/i-Vu_Master_SaaS_Agreement_Direct_09232022.pdf) which are incorporated herein, shall apply..



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**CITY COUNCIL  
STAFF REPORT**

**DATE:** AUGUST 18, 2026  
**FROM:** CHRIS BOSLEY – CITY ENGINEER  
**SUBJECT:** RAMSEY RD SIGNAL UPGRADES CONSTRUCTION STATE/LOCAL  
AGREEMENT RESOLUTION

=====

**DECISION POINT:** Should Council approve an ITD-prepared resolution and State/Local Agreement for construction of the Ramsey Road traffic signal upgrades?

**HISTORY:** In September of 2023, the City was awarded a \$1,235,158 grant to upgrade traffic signals on Ramsey Road and construct a new traffic signal at Wilbur Avenue. Upgrades will include detection, ADA improvements, and coordination between signals to improve traffic flow. The grant is being administered by the Local Highway Technical Assistance Council (LHTAC). This Professional Services Agreement is needed for LHTAC to advertise bidding. Construction is anticipated for spring of 2026.

**FINANCIAL ANALYSIS:** The City’s estimated match requirement for construction is \$116,626. This project will be funded by out of the existing project budget.

**PERFORMANCE ANALYSIS:** Approval of the ITD resolution and State/Local Agreement will allow the LHTAC to advertise for bids and begin construction.

**DECISION POINT/RECOMMENDATION:** Council should approve the ITD-prepared resolution and State/Local Agreement for construction of the Ramsey Road traffic signal upgrades.



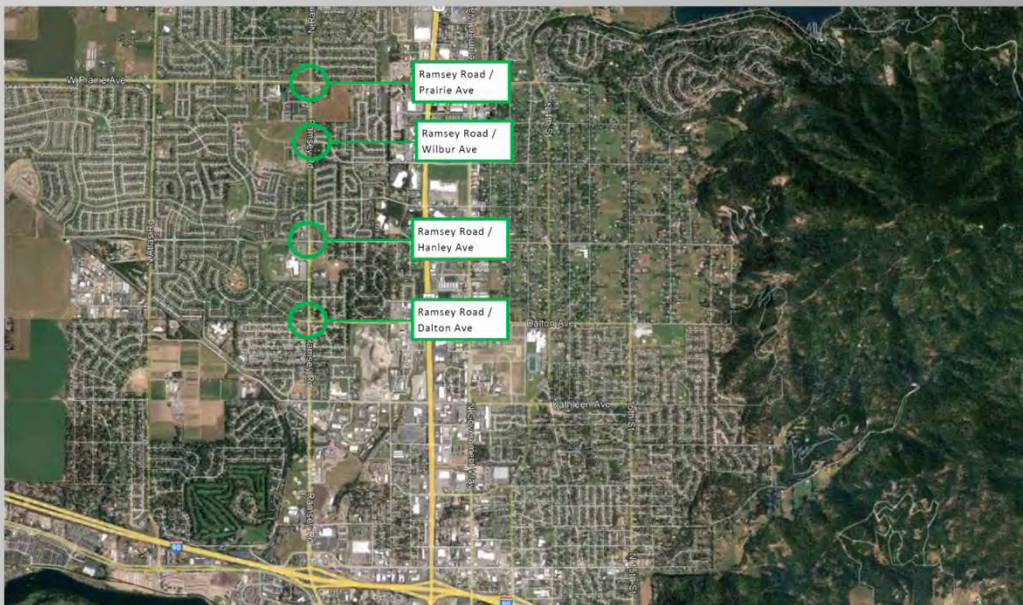
## ***Ramsey Road Signal Upgrades***



***August 10, 2026***

1

## ***Ramsey Road Signal Upgrades***



2

## ***Ramsey Road Signal Upgrades Utility Hearing***

Council should approve the ITD-prepared resolution and State/Local Agreement for construction of the Ramsey Road traffic signal upgrades.

RESOLUTION 26-069

**WHEREAS**, the Idaho Transportation Department, hereafter called the **STATE**, has submitted an Agreement stating obligations of the **STATE** and the **CITY OF COEUR D'ALENE**, hereafter called the **CITY**, for construction of Ramsey Rd Signal Upgrades; and

**WHEREAS**, the **STATE** is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-aid Highway System when there is federal participation in the costs; and

**WHEREAS**, certain functions to be performed by the **STATE** involve the expenditure of funds as set forth in the Agreement; and

**WHEREAS**, The **STATE** can only pay for work associated with the State Highway system; and

**WHEREAS**, the **CITY** is fully responsible for its share of project costs; and

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the Agreement for Federal Aid Highway Project A024(276) is hereby approved.
2. That the Mayor and the City Clerk are hereby authorized to execute the Agreement on behalf of the **CITY**, in substantially the form attached hereto as Exhibit "A" and incorporated herein by reference.
3. That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

DATED this 18<sup>th</sup> day of August, 2026.

---

Daniel K. Gookin, Mayor

ATTEST:

---

Renata McLeod, City Clerk



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

ROLL CALL:

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER GABRIEL Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER WOOD Voted

COUNCIL MEMBER SHECKLER Voted

was absent. Motion .

**STATE/LOCAL AGREEMENT  
(CONSTRUCTION)  
PROJECT NO. A024(276)  
RAMSEY RD SIGNAL UPGRADES  
KOOTENAI COUNTY  
KEY NO. 24276**

**PARTIES**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the **IDAHO TRANSPORTATION BOARD** by and through the **IDAHO TRANSPORTATION DEPARTMENT**, hereafter called the State, and **CITY OF COUER D'ALENE**, acting by and through its Mayor and Council, hereafter called the Sponsor.

**PURPOSE**

The Sponsor has requested federal participation in the costs of Ramsey Rd Signal Upgrades. which has been designated as Project No. A024(276). This Agreement sets out the responsibilities of the parties in the construction and maintenance of the project.

Authority for this Agreement is established by Section 40-317 of the Idaho Code.

The Parties agree as follows:

**SECTION I. GENERAL**

1. This Agreement is entered into for the purpose of complying with certain provisions of the Federal-Aid Highway Act in obtaining federal participation in the construction of the project.
2. Federal participation in the costs of the project will be governed by the applicable sections of Title 23, U.S. Code (Highways) and rules and regulations prescribed or promulgated by the Federal Highway Administration, including, but not limited to, the requirements of 23 U.S.C. §313.23 and CFR §635.410.
3. Funds owed by the Sponsor shall be remitted to the State through the ITD payment portal at:

*State/Local Agreement (Construction)  
Ramsey Rd Signal Upgrades  
Key No. 24276  
Page No. 1  
Exhibit "A"*

<https://apps.itd.idaho.gov/PayITD> .

4. All information, regulatory and warning signs, pavement or other markings, and traffic signals, the cost of which is not provided for in the plans and estimates, must be erected at the sole expense of the Sponsor upon the completion of the project.
5. The location, form and character of all signs, markings and signals installed on the project, initially or in the future, shall be in conformity with the Manual of Uniform Traffic Control Devices as adopted by the State.
6. This State/Local Agreement (Construction) upon its execution by both Parties, supplements the State/Local Agreement (Project Development) by and between the same parties, dated December 8, 2023.
7. Sufficient Appropriation. It is understood and agreed that the State is a governmental agency, and this Agreement shall in no way be construed so as to bind or obligate the State beyond the term of any particular appropriation of funds by the Federal Government or the State Legislature as may exist from time to time. The State reserves the right to terminate this Agreement if, in its sole judgment, the Federal Government or the legislature of the State of Idaho fails, neglects or refuses to appropriate sufficient funds as may be required for the State to continue payments. Any such termination shall take effect immediately upon notice and be otherwise effective as provided in this Agreement.

**SECTION II.** That the State shall:

1. Enter into an Agreement with the Federal Highway Administration covering the federal government's pro rata share of construction costs.
2. Advertise, open bids, prepare a contract estimate of cost based on the successful low bid and notify the Sponsor thereof.
3. Award a contract for construction of the project, based

*State/Local Agreement (Construction)  
Ramsey Rd Signal Upgrades  
Key No. 24276  
Page No. 2  
Exhibit "A"*

on the successful low bid, if it does not exceed the State's estimate of cost of construction by more than ten (10) percent. If the low bid exceeds the estimate by more than 10%, the bid will be evaluated, and if justified, the contract will be awarded and the Sponsor will be notified.

4. Obtain concurrence of the Sponsor before awarding the contract if the Sponsor's share of the low bid amount exceeds the amount set forth in Section III, Paragraph 1 by more than ten (10) percent.
5. Provide to the Sponsor sufficient copies of the Contract Proposal, Notice to Contractors, and approved construction plans.
6. Designate a resident engineer and other personnel, as the State deems necessary, to supervise and inspect construction of the project in accordance with the plans and specifications in the manner required by applicable state and federal regulations. This engineer, or his authorized representatives, will prepare all monthly and final contract estimates and change orders, and submit all change orders to the Sponsor for their concurrence. If the Sponsor's share of any change order exceeds \$1,000.00, the State will submit a statement to the Sponsor indicating the amount owed by the Sponsor.
7. Appoint the Local Highway Technical Assistance Council as the contract administrator for the State.
8. Notify the Sponsor when construction engineering and inspection (CE&I) costs have reached approximately 85% of the estimated cost for CE&I.
9. Maintain complete accounts of all project funds received and disbursed, which accounting will determine the final project costs.
10. Upon completion of the project, after all costs have been accumulated and the final voucher paid by the Federal Highway Administration, provide a statement to the Sponsor summarizing the estimated and actual costs, indicating an adjustment for or against the Sponsor. Any excess funds transmitted by the Sponsor and not

required for the project will be applied to any outstanding balance the Sponsor may have on a previously completed project. If no such outstanding balance exists, the excess funds will be returned to the Sponsor.

**SECTION III.** That the Sponsor shall:

1. Pay to the State before the advertisement for bids, the amount of **ONE HUNDRED SIXTEEN THOUSAND SIX HUNDRED TWENTY-SIX DOLLARS (\$116,626)**, which is the Sponsor's estimated share of the cost for construction, plus preliminary engineering, and construction engineering & inspection (CE&I). These costs and the Sponsor's match are detailed in the attached *Worksheet for State/Local Construction Agreements* marked Exhibit A. The actual cost to the Sponsor will be determined from the total quantities obtained by measurement plus the actual cost of engineering and contingencies required to complete the work. Construction engineering, inspection and contingencies will be approximately 22% of the total construction cost.
2. Upon approval of the lowest qualified bid received, if the Sponsor's share exceeds the amount set forth in Section III, Paragraph 1, transmit to the State the Sponsor's portion of such excess cost.
3. Authorize the State to administer the project and make any necessary changes and decisions within the general scope of the plans and specifications. Prior approval of the Sponsor will be obtained if it is necessary, during the life of the construction contract, to deviate from the plans and specifications to such a degree that the costs will be increased or the nature of the completed work will be significantly changed.
4. Designate an authorized representative to act on the Sponsor's behalf regarding action on change orders. That authorized representative's name is \_\_\_\_\_, Phone No. \_\_\_\_\_.
5. When change orders are submitted by the State for approval pursuant to Section II, Paragraph 6, the

Sponsor or its authorized representative shall give approval of same as soon as possible, but no later than ten (10) calendar days after receipt of the change order. If approval is delayed, any claims due to that delay shall be the responsibility of the Sponsor.

6. Upon receipt of any statement referred to in Section II, Paragraphs 6 and 10, indicating an adjustment in cost against the Sponsor, promptly remit to the State a check or warrant in that amount.
7. Maintain the project upon completion to the satisfaction of the State. Such maintenance includes, but is not limited to, preservation of the entire roadway surface, shoulders, roadside cut and fill slopes, drainage structures, and such traffic control devices as are necessary for its safe and efficient utilization. Failure to maintain the project in a satisfactory manner will jeopardize the future allotment of federal-aid highway funds for projects within the Sponsor's jurisdiction.
8. To the extent permitted by Idaho law and as provided by the Idaho Tort Claims Act, indemnify, save harmless the State, regardless of outcome, from the expenses of and against suits, actions, claims or losses of every kind, nature and description, including costs, expenses and attorney fees that may be incurred by reason of any act or omission, neglect or misconduct of the Sponsor or its consultant in the design, construction and maintenance of the work which is the subject of this Agreement, or Sponsor's failure to comply with any state or federal statute, law, regulation or rule. Nothing contained herein shall be deemed to constitute a waiver of the State's sovereign immunity, which immunity is hereby expressly reserved.

**EXECUTION**

This Agreement is executed for the State by its Division Administrator and executed for the Sponsor by the Board of Commissioners, attested to by the City Clerk, with the imprinted corporate seal of the City of Couer d'Alene.

**IDAHO TRANSPORTATION DEPARTMENT**

\_\_\_\_\_  
Division Administrator

ATTEST:

**CITY OF COUER D'ALENE**

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

(SEAL)

By regular/special meeting  
on \_\_\_\_\_.

cr:24276 SLA CN



**WORKSHEET FOR STATE / LOCAL CONSTRUCTION AGREEMENTS**

Key No: 24276  
Project No: A024(276)  
Project Name: Ramsey Rd Signal Upgrades  
Sponsor: City of Coeur d'Alene, Kootenai County  
Description of work: For the work to install and upgrade traffic signal operations with new equipment, pushbuttons and upgrade vehicle detection at four intersections along the Ramsey Road corridor to improve safety for all users.

Date of State/Local Agreement for Project Development: 12/8/2023

|                                                              |             |  |  |
|--------------------------------------------------------------|-------------|--|--|
| <b>TOTAL ESTIMATED COST OF CONSTRUCTION Includes E&amp;C</b> | \$1,617,525 |  |  |
| <b>APPROVED FORCE ACCOUNT WORK</b>                           | \$0         |  |  |
| <b>PLUS PE BY STATE (from 2101)</b>                          | \$500       |  |  |
| <b>PLUS PL BY LHTAC (from 2101)</b>                          | \$39,000    |  |  |
| <b>PLUS PC (from PC Agreements)</b>                          | \$182,171   |  |  |
| <b>PLUS ROW (from 2101)</b>                                  | \$0         |  |  |
| <b>PLUS LP (from 2101)</b>                                   | \$0         |  |  |
| <b>MINUS ALL NON-PARTICIPATING</b>                           | \$0         |  |  |
| <b>PARTICIPATING TOTAL</b>                                   | \$1,839,196 |  |  |
| <b>MATCH PERCENTAGES</b>                                     |             |  |  |
| <b>PERCENTAGE AMOUNTS</b>                                    |             |  |  |
| <b>MINUS FEDERAL MAXIMUM</b>                                 |             |  |  |
| <b>ADD OVERAGE ( If Any To Local )</b>                       |             |  |  |
| <b>LOCAL SHARE OF CONSTRUCTION AMOUNT</b>                    |             |  |  |

**FEDERAL****LOCAL**

92.66%

7.34%

\$1,704,199.01

\$134,996.99

\$0

1,704,199



\$0

\$134,997

**ADJUSTMENTS**

|                                                                             |          |
|-----------------------------------------------------------------------------|----------|
| <b>PLUS</b> ALL NON-PARTICIPATING (From above if work by contract)          | \$0      |
| <b>MINUS</b> FUNDS ADVANCED BY THE SPONSOR FOR LP                           | \$0      |
| <b>MINUS</b> FUNDS ADVANCED BY THE SPONSOR FOR STATE PE (from PD Agreement) | \$5,000  |
| <b>MINUS</b> APPROVED FORCE ACCOUNT WORK (From above)                       | \$0      |
| <b>MINUS</b> PRELIMINARY ENGINEERING PAID BY LOCAL                          | \$13,371 |

(If LPA has not rec'd reimbursement, use actual PC dollars paid by LPA)

(If LPA has rec'd reimbursement, use local match % of actual PC dollars paid by LPA)

(Amounts must be supported by District Records Inspector Audit)

**CONSTRUCTION AMOUNT REQUIRED FROM SPONSOR AFTER ADJUSTMENTS** \$116,626

|                                    |                       |                           |                       |
|------------------------------------|-----------------------|---------------------------|-----------------------|
| Construction Estimate (CN):        | \$1,318,616.00        | Program Funds             |                       |
| Non-Bid Items :                    | \$10,000.00           | CE:                       | \$7,000.00            |
| Contingencies (5.00%):             | \$65,931.00           | CL:                       | \$47,000.00           |
| Const Engineering (CE&I) (13.65%): | \$179,991.00          | CC:                       | \$203,000.00          |
| Const Admin (CL) (3.03%):          | \$39,954.00           | Contingency:              | \$0.00                |
| Const Admin (CE) (0.23%):          | \$3,033.00            | CN:                       | \$1,087,000.00        |
| Utilities:                         | \$0.00                | Utilities:                | \$0.00                |
| <b>TOTAL CN ESTIMATED COST:</b>    | <b>\$1,617,525.00</b> | <b>CN &amp; CEI OTIS:</b> | <b>\$1,344,000.00</b> |

**Difference:** (\$273,525.00)

**Comments:**

Design Agreement Administrator - Brian Wright, P.E.  
Resident Engineer - Kevin Kuther, P.E.

rd 8/06

PREPARED BY: 26-069

Craig Herndon &amp; Ryan Rush

Date: 7/20/2026

Exhibit "A"



Cost Estimate Summary Report

|                     |                             |                   |    |
|---------------------|-----------------------------|-------------------|----|
| Cost Estimate Name: | 24276                       | Improvement Type: |    |
| Description:        | RAMSEY ROAD SIGNAL UPGRADES | Work Type:        |    |
| Spec Book:          | 25                          | Estimated By:     |    |
| Unit System:        | English                     | Estimate Phase:   | 05 |
| Construction Year:  | 2026                        | Estimate Type:    |    |

Total Construction Budget: \$1,328,616.00

Base Cost Estimate

Total Cost Estimate Items: \$1,328,616.00

Total Construction Contingency: \$0.00

Total Non-Bid Items: \$0.00

Total Allowances: \$0.00

| Name | Description | Cost   |
|------|-------------|--------|
| Name | Description | Amount |

Contingency & Risk

Total Market Contingency: \$0.00

Cost Estimate: 24276



## Cost Estimate Summary Report

## Cost Category Breakdown

| Catg Name |        | Catg Description              |                                                                       |      |          | Total Cost     |             |              |  |
|-----------|--------|-------------------------------|-----------------------------------------------------------------------|------|----------|----------------|-------------|--------------|--|
| 001       |        | ROADWAY WORK BY CONTRACT      |                                                                       |      |          | \$1,318,616.00 |             |              |  |
| 003       |        | NON-BID ITEM WORK BY CONTRACT |                                                                       |      |          | \$10,000.00    |             |              |  |
| Cat       | Line # | Item #                        | Item Description                                                      | Unit | Quantity | Price          | Item Total  | Price Source |  |
| 001       | 5      | 203-006A                      | REMOVAL OF SIGN                                                       | EACH | 2.000    | \$200.00       | \$400.00    | Ad Hoc       |  |
| 001       | 10     | 203-015A                      | REMOVAL OF BITUMINOUS SURFACE                                         | SY   | 370.500  | \$10.00        | \$3,705.00  | Ad Hoc       |  |
| 001       | 15     | 203-060A                      | REMOVAL OF CONCRETE SIDEWALK                                          | SY   | 430.500  | \$20.00        | \$8,610.00  | Ad Hoc       |  |
| 001       | 20     | 203-070A                      | REMOVAL OF CURB & GUTTER                                              | FT   | 567.600  | \$7.85         | \$4,455.66  | Ad Hoc       |  |
| 001       | 25     | 303-022A                      | 3/4" AGGREGATE TYPE B FOR BASE                                        | TON  | 266.400  | \$33.00        | \$8,791.20  | Ad Hoc       |  |
| 001       | 30     | 405-240A                      | MISCELLANEOUS PAVEMENT                                                | SY   | 372.300  | \$8.00         | \$2,978.40  | Ad Hoc       |  |
| 001       | 35     | 405-435A                      | SUPERPAVE HMA PAVEMENT<br>INCLUDING ASPHALT & ADDITIVES<br>CLASS SP-3 | TON  | 124.200  | \$168.00       | \$20,865.60 | Ad Hoc       |  |
| 001       | 40     | 614-015A                      | SIDEWALK                                                              | SY   | 446.300  | \$120.00       | \$53,556.00 | Ad Hoc       |  |
| 001       | 45     | 614-025A                      | CURB RAMP                                                             | SY   | 229.900  | \$200.00       | \$45,980.00 | Ad Hoc       |  |

Cost Estimate: 24276



## Cost Estimate Summary Report

|     |     |          |                                                                                       |      |            |         |              |        |
|-----|-----|----------|---------------------------------------------------------------------------------------|------|------------|---------|--------------|--------|
| 001 | 50  | 615-492A | CURB & GUTTER TYPE 2<br>MODIFIED                                                      | FT   | 580.000    | \$74.00 | \$42,920.00  | Ad Hoc |
| 001 | 55  | 626-010A | TEMPORARY TRAFFIC CONTROL SIGNS                                                       | SF   | 462.000    | \$17.00 | \$7,854.00   | Ad Hoc |
| 001 | 60  | 626-040A | BARRICADE TYPE 3                                                                      | EACH | 55.000     | \$95.00 | \$5,225.00   | Ad Hoc |
| 001 | 65  | 626-050A | DRUMS                                                                                 | EACH | 387.000    | \$30.00 | \$11,610.00  | Ad Hoc |
| 001 | 70  | 626-065A | ARROW BOARD                                                                           | HR   | 168.000    | \$35.00 | \$5,880.00   | Ad Hoc |
| 001 | 75  | 626-092A | TEMPORARY PAVEMENT MARKING TAPE                                                       | FT   | 1,066.000  | \$3.50  | \$3,731.00   | Ad Hoc |
| 001 | 80  | 626-105A | TEMPORARY TRAFFIC CONTROL<br>MAINTENANCE                                              | HR   | 1,728.000  | \$65.00 | \$112,320.00 | Ad Hoc |
| 001 | 85  | 626-120A | FLAGGER CONTROL                                                                       | HR   | 168.000    | \$65.00 | \$10,920.00  | Ad Hoc |
| 001 | 90  | 626-135A | WEIGHTED BASE TUBULAR MARKERS                                                         | EACH | 159.000    | \$10.00 | \$1,590.00   | Ad Hoc |
| 001 | 95  | 630-010A | TRANSVERSE, WORD, SYMBOL, AND<br>ARROW PAVEMENT MARKINGS -<br>PREFORMED THERMOPLASTIC | SF   | 4,737.000  | \$12.00 | \$56,844.00  | Ad Hoc |
| 001 | 100 | 630-025A | LONGITUDINAL PAVEMENT MARKING -<br>WATERBORNE                                         | FT   | 16,759.000 | \$0.50  | \$8,379.50   | Ad Hoc |

Cost Estimate: 24276



Idaho Transportation Department

07/20/2026 08:56:23

AASHTOWare Project™ Version 5.03.03 Revision 039

Cost Estimate Summary Report

|     |     |          |                                                   |      |       |             |              |        |
|-----|-----|----------|---------------------------------------------------|------|-------|-------------|--------------|--------|
| 001 | 105 | 656-010A | SIGNAL HOUSING                                    | EACH | 4.000 | \$2,500.00  | \$10,000.00  | Ad Hoc |
| 001 | 110 | 656-015A | INTERSECTION PREEMPTION<br>DETECTION SYSTEM       | EACH | 4.000 | \$9,500.00  | \$38,000.00  | Ad Hoc |
| 001 | 115 | 656-020C | INTERSECTION DETECTION SYSTEM -<br>VIDEO          | EACH | 4.000 | \$41,000.00 | \$164,000.00 | Ad Hoc |
| 001 | 120 | 656-025A | ELECTRICAL SERVICE PEDESTAL TYPE<br>1             | EACH | 2.000 | \$8,000.00  | \$16,000.00  | Ad Hoc |
| 001 | 125 | 656-030A | INTERSECTION SIGNAL STRUCTURE                     | EACH | 1.000 | \$84,000.00 | \$84,000.00  | Ad Hoc |
| 001 | 130 | 656-035A | INTERSECTION PEDESTRIAN SYSTEM                    | EACH | 4.000 | \$18,000.00 | \$72,000.00  | Ad Hoc |
| 001 | 135 | 656-040A | SIGNAL CABINET                                    | EACH | 4.000 | \$33,000.00 | \$132,000.00 | Ad Hoc |
| 001 | 140 | 656-045A | SIGNAL CONTROLLER                                 | EACH | 4.000 | \$16,500.00 | \$66,000.00  | Ad Hoc |
| 001 | 145 | 656-065A | COMBINED CABINET & SERVICE<br>PEDESTAL FOUNDATION | EACH | 1.000 | \$8,000.00  | \$8,000.00   | Ad Hoc |
| 001 | 150 | 656-070A | ADDITIONAL ELECTRICAL ITEMS                       | LS   | 1.000 | \$65,000.00 | \$65,000.00  | Ad Hoc |
| 001 | 155 | 675-005A | SURVEY                                            | LS   | 1.000 | \$45,000.00 | \$45,000.00  | Ad Hoc |

Cost Estimate: 24276



Cost Estimate Summary Report

|     |     |          |                                            |      |           |              |              |        |
|-----|-----|----------|--------------------------------------------|------|-----------|--------------|--------------|--------|
| 001 | 160 | 677-005A | RECORD DRAWINGS                            | LS   | 1.000     | \$15,000.00  | \$15,000.00  | Ad Hoc |
| 001 | 165 | S900-50A | CONTINGENCY AMOUNT<br>MISCELLANEOUS WORK   | CA   | 5,000.000 | \$1.00       | \$5,000.00   | Ad Hoc |
| 001 | 170 | S900-50B | CONTINGENCY AMOUNT<br>DIRECTED LANDSCAPING | CA   | 8,000.000 | \$1.00       | \$8,000.00   | Ad Hoc |
| 001 | 175 | S901-05A | SP<br>EXISTING FOUNDATION MODIFICATION     | EACH | 1.000     | \$4,000.00   | \$4,000.00   | Ad Hoc |
| 001 | 180 | S904-05A | SP<br>REMOVAL OF PAVEMENT MARKINGS         | LS   | 1.000     | \$8,000.00   | \$8,000.00   | Ad Hoc |
| 001 | 185 | Z629-05A | MOBILIZATION                               | LS   | 1.000     | \$162,000.64 | \$162,000.64 | Ad Hoc |
| 003 | 190 | A100-70A | FUEL ADJUSTMENT                            | CA   | 5,000.000 | \$1.00       | \$5,000.00   | Ad Hoc |
| 003 | 195 | A100-80A | ASPHALT ADJUSTMENT                         | CA   | 5,000.000 | \$1.00       | \$5,000.00   | Ad Hoc |

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Cost Estimate: 24276

OTHER BUSINESS



**CITY COUNCIL  
STAFF REPORT**

**DATE:** August 18, 2026  
**FROM:** Coeur d’Alene Employee Benefits Trust  
**SUBJECT:** Approval of Appointment of Successor Trustee

---

**DECISION POINT:** Should Council approve the Coeur d’Alene Employee Benefits Trust’s recommendation to appoint Renata McLeod as successor Trustee to the Board of Trustees?

**HISTORY:** In May 2026, Trustee Bill Dodd resigned. The Trust sent a notice to City employees seeking interested applicants for the open Trustee position. The Trust received two applications and the remaining Trustees voted unanimously to recommend Renata McLeod, currently the City Clerk and Municipal Services Director, as successor Trustee. Paragraph 5.4 of the Agreement concerns the appointment of a successor Trustee. It provides: “In case any Trustee shall die, become incapable of acting under this Agreement, resign, or be removed, a successor Trustee shall promptly be appointed by a written notice signed by the Plan Sponsor and upon written notice to the Director.” The “Plan Sponsor” is the City of Coeur d’Alene.

**FINANCIAL ANALYSIS:** There will be no cost to the City associated with the appointment of a successor Trustee.

**PERFORMANCE ANALYSIS:** Renata McLeod has been an employee of the City of Coeur d’Alene for over 38 years, including a stint with the Legal Department. She has been the Municipal Services Director for the City for the last fourteen years. In that capacity, she has worked closely with the Mayor, Council, and all of the City Departments. Ms. McLeod has a Master’s Degree in Business Administration from the University of Idaho. She has worked through several health insurance transitions with the City over the years. Ms. McLeod served for eight years on the Board for United Way of North Idaho, and has worked with the Chamber of Commerce Leadership Board. The other candidate, while also qualified, currently sits on the Medical Insurance Committee and is a member of the Police Association Board. These position require a certain degree of advocacy on behalf of a subset of City employees. The Trustees believe that Ms. McLeod’s neutrality, institutional knowledge, and experience will be a great benefit to the Trust.

**DECISION POINT/RECOMMENDATION:** The Trustees request that Council approve the appointment of Renata McLeod as a successor Trustee for the Coeur d’Alene Employees Benefit Trust and provide written notice to the DOI of the appointment of Ms. McLeod as successor Trustee.

## CITY COUNCIL STAFF REPORT

**DATE:** August 18, 2026

**FROM:** TODD FEUSIER, STREETS & ENGINEERING DIRECTOR

**SUBJECT:** AWARD OF CONTRACT FOR THE  
2026 MILL & INLAY PROJECT

---

**DECISION POINT:** Should City Council award the 2026 Mill & Inlay Project Contract to Central Washington Asphalt?

**HISTORY:** The asphalt surfaces on portions of Howard St, Bosanko Ave. and Dalton Ave, have deteriorated over the years and need extensive repairs. The Streets & Engineering Department created a project to mill the existing surface and replace it with a new asphalt surface, which will significantly prolong the life of the streets. The project was advertised for two weeks, and four bids were received and opened on August 10<sup>th</sup>. The bid results are as follows:

| <b><u>Bidder</u></b>            | <b><u>Bid</u></b> |
|---------------------------------|-------------------|
| Interstate Concrete and Asphalt | \$269,571.75      |
| Poe Asphalt Paving              | \$431,683.75      |
| Central Washington Asphalt      | \$244,849.00      |
| Coeur d'Alene Paving            | \$464,475.00      |

**FINANCIAL ANALYSIS:** The total low bid of \$244,849.00 will be funded with the current overlay/chipseal budget.

**PERFORMANCE ANALYSIS:** The award of contract allows Central Washington Asphalt to resurface the deteriorating roadway, provide additional service life and improved ride quality.

**RECOMMENDATION:** Council should award a contract in the amount of \$244,849.00 to Central Washington Asphalt for the 2026 Mill & Inlay Project.



1

# **Award of Contract**

**2026 Mill & Inlay Project**

**Todd Feusier, Streets & Engineering Director**



2

## Howard Street Bosanko Avenue



3

## Dalton Avenue



4

**Requesting approval of a contract  
with Central Washington Asphalt in  
the amount of \$244,849.00  
for the 2026 Mill & Inlay Project**



RESOLUTION NO. 26-070

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE BID OF, AND AWARDING A CONTRACT TO, CENTRAL WASHINGTON ASPHALT, INC., FOR THE 2026 MILL AND INLAY PROJECT IN AN AMOUNT NOT TO EXCEED TWO HUNDRED FORTY-FOUR THOUSAND, EIGHT HUNDRED FORTY-NINE DOLLARS (\$244,849.00).

WHEREAS, the City duly advertised a request for bids for the 2026 Mill and Inlay Project in Coeur d'Alene, Idaho, and bids were opened as provided in said advertisement in the office of the City Clerk the 10<sup>th</sup> day of August, 2026; and

WHEREAS, the lowest responsive bid received was that of Central Washington Asphalt, Inc., in the amount of Two Hundred Forty-Four, Eight Hundred Forty-Nine Dollars (\$244,849.00); and

WHEREAS, it is in the best interests of the City of Coeur d'Alene and the citizens thereof that said bid be accepted and that a contract be awarded.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the bid of Central Washington Asphalt, Inc., in an amount not to exceed Two Hundred Forty-Four, Eight Hundred Forty-Nine Dollars (\$244,849.00) for the 2026 Mill and Inlay Project be and the same is hereby accepted.

BE IT FURTHER RESOLVED that the City enter into a contract with Central Washinton Asphalt, Inc., in substantially the form attached hereto as Exhibit "A" and incorporated herein by reference with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said contract provided that the substantive provisions of the agreement remain intact.

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

DATED this 18<sup>th</sup> day of August, 2026.

---

Daniel K. Gookin, Mayor

ATTEST:

---

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER GABRIEL Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER SHECKLER Voted

COUNCIL MEMBER WOOD Voted

is absent Motion .



**CONTRACT**  
For  
**2026 Mill & Inlay Project**

THIS CONTRACT is made and entered into this 18<sup>th</sup> day of August, 2026, between the **CITY OF COEUR D'ALENE**, Kootenai County, Idaho, a municipal corporation duly organized and existing under and by virtue of the laws of the state of Idaho, hereinafter referred to as the "**CITY**," and Central Washington Asphalt, Inc., a corporation duly organized and existing under and by virtue of the laws of the state of Idaho, with its principal place of business at 1221 W. Ironwood Ave., Suite 104 Coeur d'Alene, Idaho 83814, hereinafter referred to as "**CONTRACTOR**."

WITNESSETH:

WHEREAS, the **CONTRACTOR** has been awarded the contract for the 2026 Mill & Inlay Project pursuant to contract documents on file in the office of the City Clerk of the **CITY**, which contract documents are incorporated herein by reference.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For and in consideration of the covenants and agreements to be made and performed by the **CITY**, as hereinafter set forth, the **CONTRACTOR** shall complete improvements as set forth in the said contract documents described above in the **CITY**, furnishing all labor and materials therefor according to said contract documents and under the penalties expressed in the performance bond bearing even date herewith, and which bond with said contract documents are hereby declared and accepted as parts of this contract. All material shall be of the high standard required by the said contract documents and approved by the City Engineer, and all labor performed shall be of first-class workmanship.

The **CONTRACTOR** shall furnish and install barriers and warning lights to prevent accidents. The **CONTRACTOR** shall indemnify, defend and hold the **CITY** harmless from all claims arising from the **CONTRACTOR**'s actions or omissions in performance of this contract, and to that end shall maintain liability insurance naming the **CITY** as one of the insureds in the amount of One Million Dollars (\$1,000,000) for property damage or bodily 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. A certificate of insurance providing that at least thirty (30) days' written notice shall be given to the **CITY** prior to cancellation of the policy, and said certificate shall be filed in the office of the City Clerk.

The **CONTRACTOR** agrees to maintain Worker's Compensation coverage on all employees, including employees of subcontractors, during the term of this contract as required by Idaho Code Sections 72-101 through 72-806. Should the **CONTRACTOR** fail to maintain such insurance during the entire term hereof, the **CONTRACTOR** shall indemnify the **CITY** against any loss resulting to the **CITY** from such failure, either by way of compensation or additional premium liability. The **CONTRACTOR** shall furnish to the **CITY**, prior to commencement of the work, such evidence as the **CITY** may require guaranteeing contributions which will come due

under the Employment Security Law including, at the option of the **CITY**, a surety bond in an amount sufficient to make such payments. The **CONTRACTOR** shall furnish the **CITY** certificates of the Worker's Compensation coverage required herein, upon request.

The **CONTRACTOR** agrees to receive and accept as full compensation for furnishing all materials, and doing all the work contemplated and embraced in the contract, an amount equal to the sum of the total for the items of work. The total for each item of work shall be calculated by determining the actual quantity of each item of work and multiplying that actual quantity by the unit price bid by the **CONTRACTOR** for that item of work. The total amount of the contract shall not exceed Two Hundred Forty-Four Thousand, Eight Hundred Forty-Nine Dollars and 00/100 Dollars (\$244,849.00).

Monthly progress payments must be submitted by the 10<sup>th</sup> of the month for work done in the previous calendar month. Partial payment shall be made by the end of each calendar month on a duly certified estimate of the work completed in the previous calendar month less five percent (5%). Final payment shall be made thirty (30) days after completion of all work and acceptance by the City Council, provided the **CONTRACTOR** has provided a copy of the completed and approved request for tax release (ID CR-3).

The number of working days allowed for completion of the Contract work shall be 14 working days. Days where the only work is traffic control, sweeping, or covering utilities do not count toward working days. The contract time shall commence no later than 10 days after the date of the Notice to Proceed issued by the **CITY**.

The **CITY** and the **CONTRACTOR** recognize that time is of the essence and failure of the **CONTRACTOR** to complete the work within the time allowed shall result in damages being sustained by the **CITY**. Such damages are and will continue to be impractical and extremely difficult to determine. Therefore, in the event the **CONTRACTOR** shall fail to complete the work within the specified time limits, the **CONTRACTOR** shall pay to the **CITY** or have withheld from monies due, liquidated damages at the rate of One Thousand Five Hundred Dollars (\$1,500) per calendar day, which sums shall not be construed as a penalty.

**IT IS AGREED** that the **CONTRACTOR** must employ ninety-five percent (95%) bona fide Idaho residents as employees on any job under this contract except where under this contract fifty (50) or fewer persons are employed by the **CONTRACTOR**, in which case the **CONTRACTOR** may employ ten percent (10%) nonresidents; provided, however, in all cases the **CONTRACTOR** must give preference to the employment of bona fide residents in the performance of said work.

**CONTRACTOR** further agrees to comply with all the requirements of **Attachment 1**, which is incorporated herein by reference.

Pursuant to Idaho Code § 67-2359, the **CONTRACTOR** certifies that it is not currently owned or operated by the government of the People's Republic of China and will not for the duration of the contract be owned or operated by the government of People's Republic of China.

Pursuant to Idaho Code § 67-2346, the **CONTRACTOR** certifies that it is not currently engaged in, and will not for the duration of the contract engage in, a boycott of goods or services from Israel or territories under its control.

Pursuant to Idaho Code § 18-8703, the **CONTRACTOR** certifies that it is not, and will not for the duration of this Agreement become, an abortion provider or an affiliate of an abortion provider, as those terms are defined in the “No Public Funds for Abortion Act,” Idaho Code §§ 18-8701 et seq.

Pursuant to Idaho Code § 67-2347A, the **CONTRACTOR** certifies that it is not currently engaged in, and will not for the duration of the contract engage in, a boycott of any individual or company because the individual or company engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in section 18-3302(2)(d), Idaho Code.

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

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

IT IS FURTHER AGREED that for additions or deductions to the contract documents, the unit prices as set forth in the written proposal of the **CONTRACTOR** are hereby made part of this contract.

For the faithful performance of this contract in accordance with the contract documents and payment for all labor and materials, the **CONTRACTOR** shall execute good and sufficient performance bond and payment bond in a form acceptable to the City Attorney each in the amount

of one hundred percent (100%) of the total amount of the bid as hereinbefore stated, said bonds to be executed by a surety company authorized to do business in the state of Idaho.

The term "CONTRACT DOCUMENTS" means and includes the following:

- A) Advertisement For Bids
- B) Bidding Information
- C) Bid Proposal
- D) Bid Bond
- E) Bidding Forms as Required
- F) Contract
- G) Labor and Materials Payment Bond
- H) Performance Bond
- I) Notice of Award
- J) Notice to Proceed
- K) Change Order
- L) General Conditions
- M) Technical Specifications
- N) Special Provisions
- O) Plans
- P) Addenda No. \_\_\_\_\_, dated \_\_\_\_\_, \_\_\_\_\_

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

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

**CITY OF COEUR D'ALENE**

**CENTRAL WASHINGTON ASPHALT,  
INC.**

\_\_\_\_\_  
Daniel K. Gookin, Mayor

By: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

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

## Attachment 1

This Attachment is to be inserted in every contract subject to Title VI of the Civil Rights Act of 1964 and associated Regulations.

During the performance of this contract, the contractor/consultant, for itself, its assignees and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

**1. Compliance with Regulations**

The contractor shall comply with the Regulations relative to non-discrimination in federally assisted programs of United States Department of Transportation (USDOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

**2. Non-discrimination**

The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of sub-contractors, including procurement of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

**3. Solicitations for Sub-contracts, Including Procurement of Materials and Equipment**

In all solicitations either by competitive bidding or negotiations made by the contractor for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-contractor or supplier shall be notified by the contractor of the contractor’s obligations under this contract and the Regulations relative to non-discrimination on the grounds of race, color, sex, or national origin.

**4. Information and Reports**

The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the contracting agency or the appropriate federal agency to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to ITD or the USDOT as appropriate, and shall set forth what efforts it has made to obtain the information.

**5. Sanctions for Non-compliance**

In the event of the contractor’s non-compliance with the non-discrimination provisions of this contract, the contracting agency shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to:

- Withholding of payments to the contractor under the contract until the contractor complies, and/or;
- Cancellation, termination, or suspension of the contract, in whole or in part.

**Incorporation of Provisions**

The contractor shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any sub-contractor or procurement as the contracting agency or USDOT may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the contractor may request ITD enter into such litigation to protect the interests of the state and, in addition, the contractor may request the USDOT enter into such litigation to protect the interests of the United States.

## COUNCIL PROPOSED CHANGES TO PRELIMINARY FY27 BUDGET

| Proposed adjustment                                                            | Amount  | English | Sheckler | Wood | Evans | Miller | Gabriel | Tally |
|--------------------------------------------------------------------------------|---------|---------|----------|------|-------|--------|---------|-------|
| Final transfer of remaining Annexation Fee Fund balance to the General Fund    | 477,408 |         |          | /    | /     | /      | /       | 4     |
| Defer special overlay program increase, maintain regular street overlay budget | 250,000 |         | /        | /    | /     | /      | /       | 5     |
| Delay replacement of two Streets/Engineering general use pickup trucks         | 110,000 |         | /        | /    | /     | /      | /       | 5     |
| Defer additional 1.0 FTE Building Inspector position                           | 104,043 |         | /        | /    | /     | /      | /       | 5     |
| Defer additional 1.0 FTE HVAC Technician position                              | 103,316 |         | /        | /    | /     | /      | /       | 5     |
| Remove vacant 0.5 FTE Deputy City Attorney position                            | 67,882  |         | /        | /    | /     | /      |         | 4     |
| Delay replacement of Recreation Department general use pickup truck            | 40,000  |         | /        | /    | /     | /      | /       | 5     |
| Defer Planning Department intern                                               | 5,000   |         | /        | /    | /     | /      |         | 4     |

### COMMENTS:

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Councilmember Kenny Gabriel | I am in favor of deferring all new hires for the upcoming budget with the exception of the planning intern and part time Attorney. I am concerned, as I am sure you are as well, to use the remainder of the annexation fees to fix the budget, however, I know we have to do what we have to do. Do we have any leeway on enterprise fund transfers? I also think we could look at new parking fees for out of County cars to help with Parks maintenance. Thank you for the opportunity to share. |
| Councilmember Dan Sheckler  | <p>I don't think we should transfer the annexation fee fund balance to the General Fund because I think it gives a false impression, somewhat reducing the severity of our budget deficit, when in truth it would be used to pay for ongoing services, but quickly dry up.</p> <p>I think the larger problem is we are not stopping the bleeding. I think we should freeze COLA's until we get tighter control of the budget.</p>                                                                   |
| Councilmember Amy Evans     | I would encourage us to review our current leases (Independence Point, Buoy, etc). Are these competitive with the current market? I believe we are undervaluing them and we have a potential to add additional revenue.                                                                                                                                                                                                                                                                             |

## COUNCIL PROPOSED CHANGES TO PRELIMINARY FY27 BUDGET

| Proposed adjustment                                                            | Amount  | English | Sheckler | Wood | Evans | Miller | Gabriel | Tally |
|--------------------------------------------------------------------------------|---------|---------|----------|------|-------|--------|---------|-------|
| Final transfer of remaining Annexation Fee Fund balance to the General Fund    | 477,408 |         |          | /    | /     | /      | /       | 4     |
| Defer special overlay program increase, maintain regular street overlay budget | 250,000 |         | /        | /    | /     | /      | /       | 5     |
| Delay replacement of two Streets/Engineering general use pickup trucks         | 110,000 |         | /        | /    | /     | /      | /       | 5     |
| Defer additional 1.0 FTE Building Inspector position                           | 104,043 |         | /        | /    | /     | /      | /       | 5     |
| Defer additional 1.0 FTE HVAC Technician position                              | 103,316 |         | /        | /    | /     | /      | /       | 5     |
| Remove vacant 0.5 FTE Deputy City Attorney position                            | 67,882  |         | /        | /    | /     | /      |         | 4     |
| Delay replacement of Recreation Department general use pickup truck            | 40,000  |         | /        | /    | /     | /      | /       | 5     |
| Defer Planning Department intern                                               | 5,000   |         | /        | /    | /     | /      |         | 4     |



## **CITY COUNCIL STAFF REPORT**

**DATE:** AUGUST 18, 2026

**FROM:** Katie Ebner, Finance Director/Treasurer

**SUBJECT:** AMENDMENTS TO THE 2025-2026 FISCAL YEAR APPROPRIATIONS  
(BUDGET)

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### **DECISION POINT:**

To approve Resolution 26-071 to amend the Fiscal Year 2025-26 Budget by a total of \$3,058,772.

### **HISTORY:**

The City Council annually amends the original appropriations ordinance for unanticipated expenditures.

### **FINANCIAL ANALYSIS:**

Idaho code permits the City Council at any time during the current fiscal year to amend the appropriations ordinance to reflect expenditure of funds and/or receipt of revenues that were unanticipated when the ordinance was adopted. Each fiscal year, the City adopts an amendment or amendments to the appropriations ordinance.

### **Expenditure Adjustments**

The total General Fund budgeted expenditure has been increased for this fiscal year by \$2,956,342. An overview of significant adjustments include:

- **Fire Department:** Just under \$650,000 in staffing, equipment and supply costs were allocated to provide Constant Staffing in the Fire Department. This public safety improvement ensures the required minimum number of firefighters are on duty each shift.
- **Streets:** Nearly \$535,000 was allocated to the Streets and Engineering budget to improve road maintenance and safety. This increase was funded by a budget carryover from prior year streets projects and an unexpected revenue increase from the Idaho Transportation Department (ITD).
- **Police Department:** Just over \$500,000 was added to the police department budget to provide additional needed equipment: three patrol vehicles, training facility upgrades, police facility repairs, and grant-related expenditures.
- **Administration:** An additional \$168,598 to reflect payouts related to the Voluntary Separation Incentive program approved by City Council in December 2025.

- **Municipal Services:** An approximately \$160,00 carryover of the City-wide automation budget unspent in the prior fiscal year.
- **Building Maintenance:** \$140,000 reflects increased spending authority to repair major HVAC systems in two City buildings.
- **Cemetery Operations:** An additional \$130,000 is needed to support current operating costs in the Cemetery Fund. Lot sale revenues are no longer sufficient to cover the ongoing costs of cemetery operations and maintenance. Staff are currently analyzing the cost of cemetery lots, remaining lot inventory, and future operating needs to develop a recommendation for updated lot pricing.
- **General Government:** The remaining cost increases in the General Fund include various expenses such as staff overtime, separation payments for accrued comp time, vacation, and retirement sick leave payouts, spending from new grant awards, and the continuation of project expenses carried over from the previous year.

### Revenue Adjustments

The projected revenues have been adjusted upward by \$3,058,772, incorporating both unanticipated income and the use of Fund Balance from carryovers or one-time costs previously approved by the Council. Key adjustments to revenues include:

- **Fees and licenses Revenues:** Budgeted revenues in this category increased by \$444,295 to account for additional building permit and inspection fee revenue above projections.
- **Intergovernmental revenue:** Highway User revenue is expected to come in \$170,000 over budget to recognize an additional payment from ITD.
- **Use of Fund Balance:** For purposes of this budget amendment, use of General Fund balance is reflected as the funding source for expenditure increases that exceed increases in projected revenues. The City anticipates sufficient expenditure savings to offset these increases; however, those anticipated savings have not been deducted from individual department appropriations for purposes of this resolution. Savings by department and actual use of fund balance are reported in the City's annual audited financial statements.

| General Fund Revenue Changes |                   |                   |                        |
|------------------------------|-------------------|-------------------|------------------------|
| FEES & LICENSES              | Budgeted          | Projected         | Increase<br>(Decrease) |
| Property Taxes               | 27,246,507        | 27,354,507        | 108,000                |
| Fees and Licenses            | 7,214,300         | 7,658,595         | 444,295                |
| Intergovernmental            | 16,693,273        | 16,903,273        | 210,000                |
| Services                     | 346,100           | 418,100           | 72,000                 |
| Fines and Forfeits           | 377,700           | 380,700           | 3,000                  |
| Miscellaneous                | 127,800           | 324,526           | 196,726                |
| Interfund Transfer           | 4,111,199         | 4,186,199         | 75,000                 |
| <b>Total</b>                 | <b>56,116,880</b> | <b>57,225,900</b> | <b>1,109,021</b>       |

**PERFORMANCE ANALYSIS:** These budget amendments ensure that the City of Coeur d'Alene continues to provide essential services and maintain its infrastructure. The amendments also reflect the City's commitment to transparency and fiscal responsibility by accurately updating the budget to reflect current financial realities.

**DECISION POINT:** Should Council approve Resolution 26-071 amending the Fiscal Year 2025-26 Budget to increase the budget by a total of \$3,058,772?

RESOLUTION NO. 26-071

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A NOTICE OF THE TIME AND PLACE OF A PUBLIC HEARING FOR THE PROPOSED AMENDED BUDGET FOR FISCAL YEAR 2025 - 2026, AND INCLUDING PROPOSED EXPENDITURES BY FUND AND/OR DEPARTMENT, AND A STATEMENT OF THE AMENDED ESTIMATED REVENUE FROM PROPERTY TAXES AND THE AMENDED TOTAL AMOUNT FROM SOURCES OTHER THAN PROPERTY TAXES OF THE CITY FOR THE ENSUING FISCAL YEAR, AND PROVIDING FOR PUBLICATION OF THE SAME.

WHEREAS, it is necessary, pursuant to Idaho Code 50-1003, for the City Council of the City of Coeur d'Alene, prior to passing an Amended Annual Appropriation Ordinance, to prepare a proposed amended Budget, approve the same, and enter such proposed amended Budget at length in the journal of the proceedings.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the following be and the same is hereby adopted as an Amended Estimate of Expenditures and Anticipated Revenue of the City of Coeur d'Alene for the fiscal year beginning October 1, 2025:

|                                   | <b>FY 2025-26<br/>ORIGINAL<br/>BUDGET</b> | <b>FY 2025-26<br/>AMENDED<br/>BUDGET</b> |
|-----------------------------------|-------------------------------------------|------------------------------------------|
| <b>GENERAL FUND EXPENDITURES:</b> |                                           |                                          |
| Mayor and Council                 | 286,810                                   | 296,410                                  |
| Administration                    | 259,678                                   | 344,804                                  |
| Finance Department                | 1,913,676                                 | 1,942,676                                |
| Municipal Services                | 3,073,760                                 | 3,336,119                                |
| Human Resources                   | 548,119                                   | 548,119                                  |
| Legal Department                  | 1,447,251                                 | 1,447,251                                |
| Planning Department               | 814,379                                   | 818,399                                  |
| Building Maintenance              | 928,991                                   | 1,099,227                                |
| Police Department                 | 21,465,567                                | 21,966,511                               |
| Police Department Grants          | 567,456                                   | 567,456                                  |

|                                           |                                           |                                          |
|-------------------------------------------|-------------------------------------------|------------------------------------------|
| Fire Department                           | 15,043,792                                | 16,273,831                               |
| General Government                        | 7,015,993                                 | 7,145,993                                |
| Streets/Garage                            | 3,258,893                                 | 3,793,910                                |
| Parks Department                          | 838,840                                   | 838,840                                  |
| Recreation Department                     | 1,180,047                                 | 1,180,047                                |
| Building Inspection                       | 70,810                                    | 70,810                                   |
| <b>TOTAL GENERAL FUND EXPENDITURES:</b>   | <b>58,714,062</b>                         | <b>61,670,404</b>                        |
|                                           | <b>FY 2025-26<br/>ORIGINAL<br/>BUDGET</b> | <b>FY 2025-26<br/>AMENDED<br/>BUDGET</b> |
| <b>SPECIAL REVENUE FUND EXPENDITURES:</b> |                                           |                                          |
| Library Fund                              | 2,140,076                                 | 2,140,076                                |
| 2025 Bond Expenditures                    | 16,336,161                                | 16,336,161                               |
| CDBG                                      | 342,971                                   | 342,971                                  |
| Impact Fees                               | -                                         | -                                        |
| Parks Capital Imp.                        | 781,100                                   | 781,100                                  |
| Annexation Fees                           | 580,000                                   | 580,000                                  |
| Cemetery Fund                             | 366,420                                   | 366,420                                  |
| Cemetery Perpetual Care                   | 19,700                                    | 19,700                                   |
| Jewett House                              | 33,115                                    | 33,115                                   |
| Reforestation                             | 137,000                                   | 137,000                                  |
| Public Art Fund                           | 201,000                                   | 201,000                                  |
| Public Art Funds                          | -                                         | -                                        |
| <b>TOTAL SPECIAL FUNDS:</b>               | <b>20,937,543</b>                         | <b>20,937,543</b>                        |

**ENTERPRISE FUND EXPENDITURES:**

|                      |            |            |
|----------------------|------------|------------|
| Street Lighting Fund | 883,820    | 883,820    |
| Water Fund           | 16,451,232 | 16,451,232 |
| Wastewater Fund      | 28,835,381 | 28,835,381 |
| Water Cap Fee Fund   | 3,220,000  | 3,220,000  |
| WWTP Cap Fees Fund   | 5,350,000  | 5,350,000  |
| Sanitation Fund      | 5,625,198  | 5,625,198  |
| City Parking Fund    | 1,834,020  | 1,834,020  |
| Drainage             | 2,251,951  | 2,251,951  |

**TOTAL ENTERPRISE EXPENDITURES:**

---

|            |            |
|------------|------------|
| 64,451,602 | 64,451,602 |
|------------|------------|

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## FIDUCIARY FUNDS:

|           |           |
|-----------|-----------|
| 3,611,200 | 3,611,200 |
|-----------|-----------|

## STREET CAPITAL PROJECTS FUNDS:

|           |           |
|-----------|-----------|
| 2,440,000 | 2,440,000 |
|-----------|-----------|

## DEBT SERVICE FUNDS:

---

|           |           |
|-----------|-----------|
| 1,791,067 | 1,791,067 |
|-----------|-----------|

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**GRAND TOTAL OF ALL EXPENDITURES:**

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|             |             |
|-------------|-------------|
| 151,945,475 | 154,901,816 |
|-------------|-------------|

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**ESTIMATED REVENUES:**

## Property Taxes:

|                                  | <b>FY 2025-26<br/>ORIGINAL<br/>BUDGET</b> | <b>FY 2025-26<br/>AMENDED<br/>BUDGET</b> |
|----------------------------------|-------------------------------------------|------------------------------------------|
| General Levy                     | 26,884,507                                | -                                        |
| Library Levy                     | 2,054,267                                 | 2,054,267                                |
| Fireman's Retirement Fund Levy   | 250,000                                   | 250,000                                  |
| Policemen's Retirement Fund Levy | 146,000                                   | 146,000                                  |

|                                           |                                           |                                          |
|-------------------------------------------|-------------------------------------------|------------------------------------------|
| 2015 G.O. Bond Levy                       | 1,791,067                                 | 1,791,067                                |
| <b>TOTAL REVENUE FROM PROPERTY TAXES:</b> | 31,125,841                                | 4,241,334                                |
|                                           | <b>FY 2025-26<br/>ORIGINAL<br/>BUDGET</b> | <b>FY 2025-26<br/>AMENDED<br/>BUDGET</b> |
| <b>ESTIMATED OTHER REVENUES:</b>          |                                           |                                          |
| Interfund Transfers                       | 12,808,025                                | 12,871,605                               |
| Beginning Balance                         | 43,468,204                                | 45,480,783                               |
| Other Revenue:                            |                                           | -                                        |
| General Fund                              | 25,621,175                                | 26,564,938                               |
| Library Fund                              | 51,650                                    | 51,650                                   |
| Community Development Block Grant         | 342,971                                   | 342,971                                  |
| Parks Capital Improvement Fund            | 285,000                                   | 285,000                                  |
| Cemetery                                  | 261,936                                   | 261,936                                  |
| Annexation Fee Fund                       | -                                         | -                                        |
| Impact Fee Fund                           | 965,000                                   | 965,000                                  |
| Cemetery Perpetual Care Fund              | 12,500                                    | 12,500                                   |
| Jewett House                              | 60,000                                    | 60,000                                   |
| Street Trees / Reforestation              | 57,000                                    | 57,000                                   |
| Public Art Funds                          | 21,000                                    | 21,000                                   |
| Street Lighting Fund                      | 763,500                                   | 763,500                                  |
| Water Fund                                | 8,433,309                                 | 8,433,309                                |
| Wastewater Fund                           | 17,159,691                                | 17,159,691                               |
| Water Capitalization Fees                 | 700,000                                   | 700,000                                  |
| WWTP Capitalization Fees                  | 1,225,000                                 | 1,225,000                                |



|                                                 |                    |                    |
|-------------------------------------------------|--------------------|--------------------|
| Sanitation Fund                                 | 5,181,550          | 5,181,550          |
| City Parking Fund                               | 1,068,500          | 1,068,500          |
| Drainage                                        | 1,128,235          | 1,128,235          |
| Fiduciary Funds                                 | 3,518,500          | 3,557,350          |
| Capital Projects Fund                           | 100,000            | 100,000            |
| Debt Service Fund                               | -                  | -                  |
| <b>TOTAL REVENUE OTHER THAN PROPERTY TAXES:</b> | <u>123,232,746</u> | <u>126,291,518</u> |

|                                  |                                           |                                          |
|----------------------------------|-------------------------------------------|------------------------------------------|
| <b>SUMMARY:</b>                  | <b>FY 2025-26<br/>ORIGINAL<br/>BUDGET</b> | <b>FY 2025-26<br/>AMENDED<br/>BUDGET</b> |
| <b>PROPERTY TAXES</b>            | 31,125,841                                | 4,241,334                                |
| <b>OTHER THAN PROPERTY TAXES</b> | <u>123,232,746</u>                        | <u>126,291,518</u>                       |
| <b>TOTAL ESTIMATED REVENUES</b>  | <u><u>154,358,587</u></u>                 | <u><u>130,532,852</u></u>                |

BE IT FURTHER RESOLVED that the same be spread upon the Minutes of this meeting and published in two (2) issues of the Coeur d'Alene Press, seven (7) days apart.

BE IT FURTHER RESOLVED that a Public Hearing to adopt the amended Budget be held on the 15th day September, 2026, at the hour of 6:00 o'clock p.m. on said day, at which time any interested person may appear and show cause, if any he has, why the proposed amended Budget should or should not be adopted.

DATED this 18th day of August, 2026.

\_\_\_\_\_  
Daniel K. Gookin, Mayor

ATTEST:

\_\_\_\_\_  
Renata M. McLeod, City Clerk

,

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

ROLL CALL:

|                      |       |
|----------------------|-------|
| COUNCIL MEMBER EVANS | Voted |
|----------------------|-------|

|                       |       |
|-----------------------|-------|
| COUNCIL MEMBER MILLER | Voted |
|-----------------------|-------|

|                         |       |
|-------------------------|-------|
| COUNCIL MEMBER SHECKLER | Voted |
|-------------------------|-------|

|                        |       |
|------------------------|-------|
| COUNCIL MEMBER ENGLISH | Voted |
|------------------------|-------|

|                        |       |
|------------------------|-------|
| COUNCIL MEMBER GABRIEL | Voted |
|------------------------|-------|

|                     |       |
|---------------------|-------|
| COUNCIL MEMBER WOOD | Voted |
|---------------------|-------|

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