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.

November 17, 2026

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: David Bond: Compel Community 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.)

F. ANNOUNCEMENTS:

1. City Council
2. Mayor –
   a. 2026 Weaver Award
   b. Appointment of Mike Light to the Pedestrian & Bicycle Committee.

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

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 November 3, 2026, Council Meetings.
2. Setting of a Public Works Committee Meeting on November 23, 2026.

3. Setting of a public hearing:
   a. **December 1, 2026**: An appeal of the City Attorney interpretation made on October 20, 2026, regarding characterization of structure under zoning code, by Terrence Burns in reference to property located at 2369 W. Bastien Loop

As Recommended by the City Clerk

4. Approval of Bills as Submitted.
5. Approval of Financial Report.
6. Approval of SS-26-10c- First Street Towns, Final Plat

As Recommended by the City Engineer

7. **Resolution No. 26-090**
   a. Approval of S-3-25- Junction at Kathleen: Final Plat, Subdivision Improvement Agreement and Security
   b. Approval of S-4-21- The Foundry 2nd Addition: Final Plat, Acceptance of Improvements, Maintenance/Warranty Agreement and Security
   c. Approval of an Agreement with LH Homes LLC for real property located at 5446 N. Martha Loop, for installation of a radiant heat snowmelt system in the driveway approach and adjacent sidewalk.

As Recommended by the City Engineer

H. OTHER BUSINESS:

1. **Resolution No. 26 -091 -** Approval of a Memorandum of Agreement with Kootenai County for antenna co-location.

Staff Report: Ben Orchard, Utility Operations Specialist

2. **Resolution No. 26-092** - Approval of a Labor Agreement with the Coeur d'Alene Police Association for a one-year term.

Staff Report: Michael Dominguez, City Administrator

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

1. **Resolution No. 26-093 -** Approving a settlement agreement with a former City Employee.

J. ADJOURNMENT

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.

NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 769-2231 at least 72 hours in advance of the meeting date and time.

Coeur d'Alene

CITY COUNCIL MEETING

November 17, 2026

MEMBERS OF THE CITY COUNCIL:

Daniel K. Gookin, Mayor

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

ANNOUNCEMENTS

MEMO TO COUNCIL

DATE: November 5, 2026

RE: APPOINTMENT TO BOARDS/COMMISSIONS/COMMITTEES

The following appointment is presented for your consideration for November 17, 2026 Council meeting:

Mike Light Pedestrian & Bicycle Advisory Committee (landscape architect)

A copy of his Professional Data Sheets is attached, for your reference.

Sincerely,

Konner Petticolas
Executive Assistant

cc : Renata McLeod, City Clerk
Shane O'Shea, Pedestrian & Bicycle Advisory Committee

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

November 3, 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 November 3, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

Amy Evans	) Members of Council Present
Kenny Gabriel	)
Dan Sheckler	)
Christie Wood	)
Dan English	)
Kiki Miller	) Absent

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

INVOCATION: David M Bruyette: Mountain Lakes Bible Church

PLEDGE OF ALLEGIANCE: CDA Girl Scout Troop2627

PRESENTATIONS: Councilmember Wood read a proclamation declaring October 11, 2026, International Day of the Girl. It recognized girls' rights and the challenges girls face, and celebrated Girl Scouts' work in leadership, public service, STEM, outdoor activities, and entrepreneurship. .

Brian Newberry accepted the Proclamation and noted that the Girl Scouts in attendance are some of the best individuals and appreciated City Council celebrating them. He noted the City has been making the proclamation for the last five years and it allows the girls to understand their voice matters. This year 45,000 boxes were donated to the U.S. Military and that is more than they have ever donated. He thanked the community for standing up and supporting the Girl Scouts, First Responders, and Military.

Todd Feusier, Streets and Engineering Director presented Leaf Fest 2026 to Council. He described the City's annual leaf pickup, which begins in the Fort Grounds neighborhood and is expected to cover the City in about two weeks, weather permitting. He explained the process of grinding and moving the leaves to the Kootenai County Airport tht are then tilled into areas without runways. Street sweepers follow the pickup crews and may be up to two days behind; residents can use the City website to see where crews have been https://www.cdaid.org/government/departments/streets-and-engineering/leaf-pickup/ it does not predict their next stops. He also noted that finding enough land to process the leaves and renting suitable equipment are becoming more challenging.

Councilmember Gabriel complimented the department on how quickly leaf pickup happens and that he appreciates the departments dedication to this event.

Councilmember Wood asked when the start of leaf pick up would be and it there is a tracker on the website, with Mr. Feusier stating that it will start November 12th on a Thursday which is by design due to if the event starts early leaves do not come out of the tree.Mr. Feusier noted that the departments map is still on the website and shows where they have been, but it does not forecast where or when the trucks will get to certain areas. Mayor Gookin noted that Mr. Feusier hinted that leaf fest has an expiration date which would be when the airport can no longer take leaves, and questioned what will happen at that time. Mr. Feusier explained that they try to keep the airport happy, but they are growing too and overall running out of real estate to process leaves. The department has reached out to farmers to see if any of them would want the leaves and have also talked to the transfer station. He does not know when it will happen, and noted that equipment is becoming harder to rent and he is reaching out to individuals to see if they would be willing to take the leaves. Although, he is constantly working this problem but he does not have an answer yet. Councilmember English asked if the department has ever thought of mixing up where to start the leaf pick up in the North rather than the South. Mr. Feusier responded that there is method to the the plan to start south, as the majority of the mature trees are to the south, although the City has put trees in throughout the years in the north and the are maturing and creating more leaves. The Contractor that grinds the leaves gives the City a four-day head start before they start grinding and that is another reason to start South of Sherman.

PUBLIC COMMENTS:

Max El-Kacemi, Coeur d'Alene, expressed his frustration with the City and its processes.

Devin Webber, Coeur d'Alene, shared concerns regarding gun violence following a local shooting and suggested increased safety precautions.

Paul Trouette, Hayden, advocated federal intervention and resources through programs like 287g to manage immigration issues.

Lisa Strickler, Coeur d'Alene, spoke in opposition of any resolution that would stop or discourage local police from working with Immigration and Customs Enforcement.

ANNOUNCEMENTS:

Councilmember Gabriel announced there was a shooting in Spokane, Washington today and two officers were wounded and asked to keep them in your thoughts and prayers.

Councilmember Wood noted that it would be appreciated that frustration with City Staff should be directed to Council during public comment.

Councilmember Sheckler noted that he has not seen verified court records supporting an allegation against an individual employee's past and cautioned against raising it without context.

DRAFT

Mayor Gookin announced that a Veterans Day Ceremony will be held on November 11th at 11am at McEuen Park, Veteran's Plaza.

Mayor Gookin announced the City is seeking applicants for the Pedestrian and Bicycle Advisory Committee, Urban Forestry Committee, and Personnel Appeals Board. Applications can be found on the Volunteer Opportunities page of the City website www.cdaid.org/government/departments/municipal-services/volunteer-opportunities.

Mayor Gookin requested the appointment of Walter Burns, Brian Smith, and Shannon Sardell to the Historic Preservation Commission.

MOTION: Motion by Wood, seconded by Gabriel, to confirm the appointments of Walter Burns, Brian Smith, and Shannon Sardell to the Historic Preservation Commission. **Motion carried.**

CONSENT CALENDAR:

1. Approval of Council Minutes for October 20, 2026, Council Meeting.
2. Approval of Minutes of October 26, 2026, Public Works Committee meeting.
3. Setting of General Services Committee meeting for November 9, 2026.
4. Setting off a public hearing for **December 1, 2026,** for the Community Development Block Grant (CDBG) 2025 Consolidated Annual Performance and Evaluation Report (CAPER)
5. Approval of Bills as Submitted.
6. Approval of cemetery lot transfers
   a. from Alanna and Randy Noel to Jennie Noel; Section RIV, Block E, Lot 257, Forest Cemetery Annex. ($40.00)
   b. from Alanna and Randy Noel to Sheina Miller, Section RIV, Block E, Lot 246, Forest Cemetery Annex ($40.00)
   c. from Alanna and Randy Noel to Sabrina and Gina Miller, Section RIV, Block E, Lot 246, Forest Cemetery Annex. ($40.00)
7. Acceptance of an ingress, egress, utilities, drainage and maintenance Easement from Murren Investments, LLC.
8. Approval of Final Plat: S-5-21 Mohogany Lane 1st Addition
9. **Resolution No. 26-083** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE WAIVER OF COVERED LOAD REGULATIONS FROM NOVEMBER 12, 2026, THROUGH DECEMBER 11, 2026, FOR THE ANNUAL CITY LEAF PICK UP PROGRAM; APPROVING THE FINAL PLAT, ACCEPTANCE OF INSTALLED PUBLIC INFRASTRUCTURE IMPROVEMENTS, AND APPROVING AN AGREEMENT FOR MAINTENANCE/WARRANTY AND SECURITY FOR THE MOUNTAINSIDE AT CANFIELD; AND APPROVING THE ART SPOTLIGHT CDA-VISUAL ARTS GRANT AWARD AND GRANT AGREEMENT TO EMERGE CDA IN THE AMOUNT OF $15,000.00 FOR YOUTH ARTS EDUCATION.

MOTION: Motion by Evans, seconded by Gabriel, to approve the Consent Calendar as presented, including **Resolution No. 26-083.**

DRAFT

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

RESOLUTION NO. 26-084

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC., FOR UPDATING THE WASTEWATER DEPARTMENT'S COMPREHENSIVE WASTEWATER RATE AND FEE STUDY, IN AN AMOUNT NOT TO EXCEED $190,113.00.

STAFF REPORT: Wastewater Department Capital Programs Manager Mike Becker noted that since 2002 the City's Wastewater Department has periodically engaged consultants to conduct comprehensive Wastewater Rate and Fee Studies. These studies help evaluate the adequacy of the City's monthly wastewater user rates and system development fees relative to the operating costs and capital expenditures associated with the City's wastewater collection, treatment, and composting systems. The studies apply generally accepted financial planning and rate setting methodologies tailored unique characteristics and financial needs of the City's wastewater system.

The study is updated every five years to maintain the Department's long-term financial stability, satisfy applicable bond covenant requirements, and establish a financial framework for funding capital improvements necessary to meet operational needs and regulatory requirements. The most recent study was prepared by HDR, adopted by the City Council in 2022 and set to expire on April 1, 2028. The Department is preparing to initiate the next study to ensure continuity in financial planning and timely implementation of future wastewater rates and fees.

DISCUSSION:

Councilmember Wood asked when the last time the study was created, with Mr. Becker noting the City adopted the last study was done in 2023. Councilmember. Wood followed up with another question on why the City does not do this study every four. Mr. Becker confirmed every 5 years is the industry standard. Councilmember Wood noted that the scope of work includes the determining the cost of service, which is generally the most noteworth section and when the the rate and fee study is complete, Mr. Becker can come back to Council with strong justification for why the City is charging is the rates. Mr. Becker noted the study includes two presentations to Council, with the consultant participating, and that the City would explain its rate recommendations. He noted that Coeur d'Alene has historically had relatively low wastewater rates and said staff would look for ways to keep the system efficient. He added that some projects from the current study were deferred because wastewater flows didn't yet require them, allowing funds to be redirected. Councilmember Gabriel asked if the standard was a 5-year timeline for this study. Mr. Becker responded that the City does not want to find itself in a situation of a lawsuit due to studies that were spread too far apart.

MOTION: Motion by Gabriel seconded by Sheckler to approve **Resolution No. 26-084**, approving a Professional Services Agreement with HDR Engineering, Inc. for a comprehensive wastewater rate and fee study, in the amount of $190,113.00.

DRAFT

DISCUSSION CONTINUED: Mayor Gookin noted that generally five years is a good period for financial forecasting as anything beyond that is wishful thinking. He noted that when Mr. Becker brings the completed study forward would be the time for community members to give comment regarding the commercial rates (summer usage) and ADU fees versus duplex fees.

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

RESOLUTION NO. 26-085

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A MEMORANDUM OF UNDERSTANDING WITH PANHANDLE PARKS FOUNDATION FOR THE ESTABLISHMENT OF A PERMANENT MEMORIAL AT OR NEAR INDEPENDENCE POINT HONORING JOHN MORRISON.

STAFF REPORT: Recreation Superintendent Jordan Anderson explained that the Department has been working with Morrison family representatives, coworkers, and other vested community parties to create a memorial for John Morrison at a location at Independence Point. All parties understand that construction of the memorial is contingent upon the availability of sufficient funding. Nothing in the MOU obligates either Party to expend funds beyond those separately approved through its respective authorization processes.

DISCUSSION: Councilmember Gabriel noted this has been a multiple month process for the memorial of John Morrison, and it is specific to his contribution to the City.

MOTION: Motion by Evans seconded by Wood to approve **Resolution No. 26-085**, approving a Memorandum of Understanding with the Panhandle Parks Foundation to establish a permanent memorial at or near Independence Point honoring John Morrison.

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

Council Bill NO. 26-1019

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE FOLLOWING SECTIONS OF THE COEUR D'ALENE MUNICIPAL CODE: 4.10.010, 4.10.020, 4.10.030, 4.10.040, 4.10.050, 4.10.060, 4.10.070, 4.10.080, 4.10.090, 4.10.100, 4.10.110, 4.10.120, 4.10.130, AND ADDING A NEW SECTION, 4.10.140: RECLAMATION OF LOTS; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE THEREOF.

STAFF REPORT: Recreation Superintendent Jordan Anderson noted that the Cemetery Code has not undergone a comprehensive update in more than two decades. Over that time, operational practices, industry standards, and community needs have evolved, necessitating a review of the existing code. The proposed amendments include substantial revisions regarding the roles and

responsibilities of the American Legion, Kootenai Post 14, and the Veterans of Foreign Wars, Coeur d'Alene Post. Staff have also conducted a thorough review of the existing code to update outdate provision, clarify ambiguous language, improve administrative efficiency, and ensure consistency throughout the chapter. These proposed amendments will improve the administration and long-term management of Forest Cemetery by modernizing operational standards and clarifying existing regulations. Key changes are going to include allowing up to three cremated remains to be interred within a full size burial lot; allowing the interment of one casket and up to two cremated remains within full size burial lot; clarifying procedures and responsibilities related to cemetery operations and management; establishing provisions that allow the City to reclaim abandoned or unused cemetery lots in accordance with Idaho law: and improving clarity and consistency throughout the Code for cemetery staff, lot owners, and the public.

DISCUSSION: Councilmember Wood noted this is a lot of Code to be updated and asked if City Attorney or City Administrator have reviewed the entire Council Bill. City Attorney Randy Adams responded that he did review it extensively and made suggestions to Parks and Recreation Director Adam Rouse and thinks it meets all requirements of State Law. Councilmember Sheckler asked about the issue of notice to people if we are reclaiming a cemetery plot, with Mr. Adams responding that in new Section 4.10.140 and given that 100 years has passed, it does make it difficult to notice. The idea is make efforts to try to find heirs, f unsuccessful, a notice would be published. Councilmember Sheckler asked that one of the items that came up at the Public Works Committee was the 70/30 budget split and had been previously allocated that split as 50/50, even though the ordinance did not say 50/50 and if the City needs to do anything retroactively. Mr. Adams responded that he did not feel it was needed.

MOTION: Motion by Sheckler, seconded by Wood, to dispense with the rule and read **Council Bill No. 26-1019** once by title only.

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

MOTION: Motion by Sheckler, seconded by Wood, to adopt **Council Bill 26-1019.**

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

Council Bill NO. 26-1020

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF COEUR D'ALENE MUNICIPAL CODE: 10.20.010(A); PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

STAFF REPORT: Mr. Adams explained that this came up due to a request by our solid waste hauler, Republic. Alleys are an interesting aspect of our city, as they are narrow, and not usually maintained. A lot of people park their totes in the alley, and the solid waste hauler must come down to the narrow area for pick up. Our Municipal Code has fifteen places where you cannot

park or stop a vehicle. This proposal would add a 16th exemption stating that no parking is allowed witthin 15 feet in each direction from an alley, which would be sufficient to allow garbage trucks to turn into and out of an alley. If vehicles are parked at the edge of the alley and on the other side, there is no way a large truck is going to be able to safely enter the street. Prohibiting parking within fifteen feet of alley entrances will help safety and trash collection without unduly impeding residents from parking on the streets.

DISCUSSION: Councilmember Sheckler asked how this will be notified to the public. Mr. Adams noted it would be made known of the ordinance and educational piece before tickets start to be dispersed.

MOTION: Motion by Evans, seconded by Gabriel, to dispense with the rule and read **Council Bill No. 26-1020** once by title only.

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

MOTION: Motion by Evans, seconded by Gabriel, to adopt **Council Bill 26-1020**.

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

RESOLUTION NO. 26-086

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING CHANGE ORDER #1 TO THE NORTHEAST WATER TANK PROJECT CONTRACT WITH APOLLO, INC., IN THE AMOUNT OF $283,841.90, FOR ADDITIONAL SLOPE STABILIZATION.

STAFF REPORT: Water Director Kyle Marie noted that City Council approved the construction of a 1.0-million-gallon water storage tank on June 16, 2026, and entered into a Contract with Appollo, Inc. in the amount of $4,366,950.00. During excavation, the exposed hillside slope was evaluated by geotechnical engineer STRATA who determined additional stabilization was necessary. J-U-B Engineers worked with STRATA to develop a stabilization plan requiring twenty-seven rock dowels at 20 feet deep and twenty-two rock dowels at 10 feet deep. The change order would address these unforeseen site conditions and allow construction to continue without unnecessary delays. The new tank will provide additional storage in the northeast portion of the system, improve hydraulic balance, reduce peak transmission demands, and support future growth. The additional slope stabilization is necessary to protect the tank site and the City's investment in this infrastructure project. The original awarded contract amount was $4,366,950, with a total project budget of $5,000,000. The change order increases the contract amount to $4,650,791.90, leaving it within the approved budget.

DISCUSSION: Councilmember Sheckler asked if a geotechnical engineer looked at this at the start of this project. Mr. Marine confirmed that a geotechnical engineer looked at the site and had experts review the location and conducted testing before the site was chosen. Councilmember Sheckler asked if this is just a random chance the drill missed then area of consern. Mr. Marine noted that the department could have spent another $200,000.00 to drill more areas and determine

there is a problem or go the route that they have and come back with solutions when they have issues like this at a lower cost. He explained that is why they budget above the total dollar amount in case issues arise like this so we can accommodate.

MOTION: Motion by Gabriel seconded by Evans to approve **Resolution No. 26-086**, approving a Change order to the Agreement with Apollo in the amount of $283,841.90 for the Northeast Water Tank Project.

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

RESOLUTION NO. 26-087

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE PURCHASE OF A 2027 WESTERN STAR VACUUM TRUCK FOR THE WASTEWATER DEPARTMENT FROM SWS EQUIPMENT, LLC, IN AN AMOUNT NOT TO EXCEED $608,622.00.

STAFF REPORT: Wastewater Assistant Director Ben Martin noted that Wastewater utility has prioritized and budgeted for the replacement of necessary vehicles and equipment for maintaining the public sewer system. The existing 2017 Freightliner Vacuum and Hydro cleaner truck and its equipment have exceeded their estimated useful life. This equipment is used for daily and emergency responses for sanitary sewer operations and maintenance. More time is being spent fixing the current truck and the department has spent many days evaluating trucks and this truck came in as the lowest quote and the old truck will be passed to another department if they need it or sold.

MOTION: Motion by Wood seconded by Evans to approve **Resolution No. 26-087**, approving the purchase of a 2027 Western Star Vacuum truck at a cost of $608,622.00 from SWS Equipment pursuant to a cooperative purchasing bid under I.C. § 67-2807.

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

RESOLUTION NO. 26-088

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING A PROCLAMATION POLICY.

STAFF REPORT: Mayor Gookin noted that the City does not currently have a policy for proclamation. Proclamations can flow into Council meetings and sometimes none. There are some traditional proclamations that we do every year, such as a Fair Housing Month, Safe Boating Week, Suicide Prevention Month, and others that do repeat from time to time. There was a controversy last year regarding a certain proclamation that upset the policy and the Council had to explain that policies are handled by the Mayor. He explained that he based the proposed policy off of language from the City of Post Falls. He note that the policy contains a list criteria, information on how proclamations are managed in the City, what is acceptable, and what is not.

Additionally it includes how proclamations can be delivered, and to specify that do not have a Council meeting where there there are four proclamations to read.

DISCUSSION: Councilmember Sheckler noted he supports this policy. Councilmember English appreciated the follow through and guidance on proclamations. Councilmember Wood appreciated the effort of Mayor Gookin in creating this policy. Mayor Gookin noted that he wanted to make sure that the City had backing that policy talks about proclamations that are relevant to the City. There has been request, as events will happen globally, that the City take a stand on a hot button issue that does not have anything to do with the City. He noted his appreciation of support regarding this new policy.

MOTION: Motion by Gabriel seconded by Wood to approve **Resolution No. 26-088**, establishing a Proclamation Policy.

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

LEGISLATIVEHEARING – FEE INCREASE FOR FEES IN THE ADMINISTRATION, FIRE, MUNICIPAL SERVICES, PARKS, POLICE, AND WASTEWATER DEPARTMENTS.

RESOLUTION NO. 26-089

APPROVING FEES IN THE ADMINISTRATION, FIRE, MUNICIPAL SERVICES, PARKS, POLICE, AND WASTEWATER DEPARTMENT.

STAFF REPORT: Municipal Services Director Renata McLeod presented proposed fee changes across the Administration, Fire, Municipal Sservices, Parks, Police, and Wastewater Departments. Idaho Code requires fee increases or new fees to be adopted by Resolution after a public hearing, and that the City reviews its fees about once a year to keep them aligned with costs. She noted that the council packet mistakenly included a proposed $1,000 zombie-retrieval fee, but it had been removed from the final Resolution and Council could adjust or remove proposed fees before adopting the final Resolution. Parking fees are held under the Administrative Department in the list and she met with representatives from Diamond Parking (Diamond), who handle the City's parking enforcement contract to review possible fee increases. With these increases, she estimates an increase of over $100,000.00 in our parking revenue. Parking Fund revenue helps to fund the maintenance and operation of the current parking lots and parks. Fee highlights include the 4th of July fee for special event parking, as the City has entered a lease arrangement with the Chamber of Commerce, and they charge $20.00, and the City retains $9.00. When the City instituted paid parking at the McEuen parking lot, the City provided an permit for Coeur d'Alene Residents and Kootenai County Residents to buy an annual pass that gives them the first two hours free and that has fee has been increased. The fees for the Coeur d'Alene parking structure, for secure assigned parking was $60 a month for parking. There is a demand for such parking, and some are storing their cars there due to it being such a reasonable cost compared to storage facilities. She acknowledged that Council has received public comments from Downtown Business Association (DTA) and downtown business owners that a lot of employees use these monthly passes to park is increased too much and would discourage employees from parking in the paid lots. The proposal

was originally a $5.00 increase; however, because some of the lots were at different rates, it was decided to make them consistent across all lots, so we made them all $35.00. The boat mortgage was originally $50.00, and then the violation was only $50.00, so there was no incentive to pay the fees, so it is recommended that the fee move to $75.00 for overnight, and then for non-payment, the violation fee would be $100.00.

Due to the enforcement of the on-street parking, Diamond staff had requested that we associate a fee with the courtesy parking ticket. Some of that stems from the cost of the flyer that gets left behind as it is a colored, duplexed flyer that says Thank you for shopping in our downtown area. There has been some discussion with the DTA on how to deal with that specific increase. There might be some opportunity to have some joint venture between the DTA and Diamond to mitigate some of those costs associated with it, but there are some revenue opportunities if wanted to assign a cost to that courtesy ticket. Ms. McLeod provided an overview of the number of stalls in each lot, as well as the number of monthly permits issued. She noted that there was and overselling of permit in the McEuen lot, as staff that use that lot, uses it at different times of day, and that's just traditionally been something that the parking lot has been able to handle, and currently it is the off season.

For the Fire Department, it is requested to remove the blasting permit fee. This is not something the Fire Department has decided they no longer need that fee. They wanted to clarify that the fire inspections and plan reviews will consistently be $84.00 an hour consistently through the fee structure. They have updated the fine for canceled inspections or failure to obtain permits are based on that $84.00 an hour. There has been an update to the rental of the facility, the training facility fees. There is a commercial multifamily valuation fee that was only bringing in about $3.00, so the Fire Department wanted to increase that to 5% of the building permit fee with a minimum of $42.00.

Municipal Services just made a clarification across all city fees to clarify that any of the credit card processing fees will be paid in addition to the actual fee listed, which is a pass through cost. The recommendation includes the removal of the childcare and amusement machine arcade licenses fee because the city no longer issues those licenses. The rest of the fees were increased by 5% The temporary film production permit, is something that has been looked at for a little while. This year, the City was contacted with two big requests from production companies out of California, which wete pulled; however, it was realized how much staff time would be involved with those requestd. The previous fees were not going to cover staff time cost for such requests, so the CDATV Committee agreed to the proposed fee increases . In addition to the film production fees, a disclaimer was added to clarify that if they're going to be requesting to close public land, that they would need to enter into either a lease negotiation or go through the special events permitting process, so that all the departments involved and any sort of security plans and everything would be reviewed at that time. The fees include the setting of the kratom business license fee, which is based on staff time and attorney review, and the setting of the violation according to the ordinance at $150.00.

The Idaho State Code has allowed us now to charge for out-of-state public records requests, so the fee list clarifies that in our fee structure would be based on actual staff time spent on those requests. There is a construction parking permit for downtown that is proposed to be raiseed to $30.00. Then it was determined that there is an Idaho code that only allows local agencies to charge the fireworks stands $25.00, which is a substantial reduction for what we were charging. We have requested that

Idaho code be changed and have AIC shepherd that, but it looks like it will not come forward this year. Parades and special events, are proposed to raise by 5% this year, as I presented to the Public Works Committee that staff needs to conduct more research and development as to how to best organize those fees, so we will continue to work on that and bring that forward later.

Parks Department includes a substantial list of cemetery-related fees. Again, they are looking to cover their costs for staff and maintenance and operations of the cemeteries. The Police Department established a goat permit a couple of years ago, which allows for use of goats in the city limit for weed abatement, and we wanted to wait a year to monitor how much staff time would be spent on those events. The Police Department have proposed a fee to cover staff time . There is currently only one homeowner's association that qualifies to use that based on the geographic location, which is included. The animal control fees have some additional costs, and the vehicle use for security and traffic control fee has been proposed to raise. The Wastewater Department has adopted an ordinance regarding an interceptor fee, so it is added in to ensure clarity of the fees existance. Staff is asking for council to accept public comment and then deliberate and adopt the resolution with or without amendments this evening.

Mayor Gookin opened the public testimony portion of the hearing.

PUBLIC TESTIMONY:

Emily Boyd, Coeur d'Alene, noted she is the director of the Coeur d'Alene Downtown Association and representing downtown businesses. She explained that the association has long been involved in downtown parking policy and asked the City to keep courtesy parking notices as warnings rather than charge a fee, saying a charge could leave visitors with a negative impression. She also asked the City to avoid increasing parking pass rates for downtown employees, noting the increases could burden service workers, students, and businesses. Ms. Boyd said she had discussed alternatives with city staff and Diamond Parking and encouraged the City to work with the association to find other ways to address costs and revenue.

Mayor Gookin closed the Public Testimony.

DISCUSSION: Councilmember Wood asked Ms. McLeod about the data of fees in the Administration portion of the fee increases. Ms. McLeod responded that Diamond looked at other cities fees and trends for in our lots and felt that these fees were acceptable or could be digestible into our parking fee structure.

Councilmember Wood noted she is having a hard time with a fee being associated with a courtesy notice as once a fine is assessed it is no longer a warning. Ms. McLeod noted she spoke with Diamond and in the month of July out of all tickets that were written approximately 80% of them were courtesy notices, and each time they left the colored duplexed flyer. The production of the flyer is costing Diamond approximately $780.00 and all the staff time and input of information for the courtesy notice was just a burden on staffing. This is why Diamond requested a fee.

Councilmember Wood asked why $10.00 goes to diamond. Ms. McLeod noted she was unclear of the entire method outlined in the agreement; however, within the contract with Diamond the City pays them a certain dollar amount and then at the end of the year they get a certain percentage of all the revenues.

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Councilmember Wood raised concerns about the proposed animal-control fee increases. She acknowledged that animal control has actual costs, but worried that higher fees could prevent some owners especially those with limited means from reclaiming their pets. Police Chief Greg Yeager responded that the department had each of the service areas look at this was staff recommended and any contractual agreements. With animal control officers, we looked at these calls and the length of time that it takes and then looks at the City contract with the Humane Society, now known as Companions Animal Center, and it is something that impacts the City our finances. Councilmember Wood asked Chief Yeager if there is wiggle room on these fees due how high the increase is and a concern with individuals just leaving their pets. Chief Yeager responded that the cost is going to hit somewhere and if Council felt like this was too steep of an increase, he will always look for efficiencies. Councilmember Sheckler noted there are two issues here. One is whether there is a fee charged, and the other is whether that is required to be paid prior to release of the pet. Council could adjust the policy so that it is submitted to our other collections policies or procedures but still get the pet out of impound. There are other ways that that could be addressed other than just not raising the fee. If the goal is to reunite the pet with the owner, but still assess the fee, that is a policy change that the Council could make. Mayor Gookin replied to remind Council that when a person goes to collect the animal it goes to Companions and that is a separate fee. Councilmember English noted Council should balance user fees against the taxes residents already pay for city services. On animal control fees, he favored a modest approach, suggesting higher charges might be appropriate for repeat offenders but not as a general increase. He opposed charging for courtesy parking notices, arguing that the small amount of revenue would not be worth the negative impression on visitors, especially during the busy summer season. For monthly parking passes, he suggested a $5.00 increase. Ms. McLeod noted that the impound fee is for additional five days and that is under contract with the Companions Pet Center. That $80.00 comes from the Companions contract.Councilmember Gabriel noted that the City has had a long standing, positive relationship with the DTA and would like to give some time to look at parking and give an opportunity for staff to work with the DTA and see what works for everyone involved. I value our relationship with the Downtown Association and would appreciate their opportunity to discuss this with them.

Councilmember Evans noted she is in support of majority of the staff report. Though would like to see more time for the DTA to work with Municipal Services Director and our City team to see if we can meet in the middle with some of these rate increases, as the Council has received many E-mails and letters from citizen, particularly in the downtown area with concerns about the rate increase. Councilmember Wood noted she would like to the zombie fee to be kept on the fee structure. Councilmember Wood asked to circle back to annual passes due to there was discussion from residents that were concerned about whether they could afford it and asked for more information from Diamond on how they produced this fee. Aubrey Bell, Area Manager with Diamond Parking responded that they sat down with Ms. McLeod and were trying to produce numbers and it is a once-a-year charge for this fee not monthly, so we thought it was a reasonable fee to increase. Ms. Wood followed up with how they compared this with other cities. Ms. Bell replied that the residential permit is not something they see in other cities. When looking at Spokane their fees are larger than this area so fees that were looked at were like tourist's areas, places like Lake Tahoe, Boise, and areas of Oregon and similar places to Coeur d'Alene. Councilmember Wood wanted to recognize that the City needs to have an increase in fees and majority of parking goes into our parks and services that are critically important. She noted she would like to see a $5.00 dollar increase in monthly downtown employee parking permits, leave

the increase the same for Kootenai County Residents, and Animal Control Fines increase by $5.00 rather then what is proposed. She asked for clarification on the appeal process with a hearing and what is the difference. Ms. McLeod replied to often individuals do not want a hearing but will have the hearing officer render a decision. Councilmember Wood noted that she is opposed to the Courtesy ticket and would like to see the City work with the DTA to see if this expense can be mitigated.

MOTION: Motion by Wood, seconded by English, to approve **Resolution No. 26-089** - Approving fees in the Administration, Fire, Municipal Services, Parks, Police and Wastewater Departments. Forgo any changes to monthly parking permit for the DTAmember, increase annual passes to Coeur d'Alene Residents by $5.00, remove courtesy ticket fee of $10.00, include the zombie retrieval fee, and Animal Patrol Fines for running at large, and failure to license increase to $80.00.

DISCUSSION: Councilmember Gabriel asked the Mayor if there should be a time limit for these conversations with the DTA. Ms. McLeod responded that these conversations during winter months are appropriate and staff would want to have these conversations before they become urgent in the spring.

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

EXECUTIVE SESSION: Motion by Evans, seconded by Sheckler, to enter into Executive Session Pursuant to Idaho Code §74-206A(1)(a), Considering a labor contract offer or to formulate a counteroffer, and § 74-206A(1)(f), to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

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

The Council entered Executive Session at 8:04 P.M. Those present were the Mayor, City Council, City Administrator, City Attorney, Finance Director, and Human Resources Director. Council exited Executive Session at 8:31 P.M.

ADJOURNMENT: Motion by Gabriel, seconded by English, that there being no other business this meeting be adjourned. **Motion carried.**

The meeting ended at 8:32 p.m.

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Daniel K. Gookin, Mayor

ATTEST:

DRAFT

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Konner Petticolas, Executive Assistant

DRAFT

City of Coeur d'Alene
Cash and Investments
10/31/2026

Description		Balance
U.S. Bank		
Checking Account	$	32,029
Checking Account		94,138
Checking Account		2,884,151
Investment Account - Police Retirement		397,835
Investment Account - Cemetery Perpetual Care Fund		1,367,410
Idaho State Investment Pool		
State Investment Pool Account		63,635,755
State Investment Pool Account - Bond Proceeds		9,735,791
Spokane Teacher's Credit Union		
Certificate of Deposit		4,603,018
Numerica Credit Union		
Certificate of Deposit		14,640,154
Money Market		17,659,963
Cash on Hand		
Treasurer's Change Fund		1,350
Total	$	115,051,594

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

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 9/30/26	RECEIPTS	DISBURSEMENTS	BALANCE 10/31/2026	10/31/2025
General-Designated	$ 3,509,712			3,509,712	3,361,920
General-Undesignated	9,463,519	9,827,279	9,273,953	10,016,845	12,162,017
Special Revenue:					
Library	212,960	8,588	226,966	(5,419)	(109,359)
CDBG	(29,933)	49,462	29,643	(10,114)	(10,203)
Cemetery	(81,163)	15,196	63,479	(129,446)	(17,529)
Parks Capital Improvements	1,871,246	48,376	12,721	1,906,901	1,871,805
Impact Fees	11,767,908	195,399	1,902	11,961,405	8,967,762
Annexation Fees	1,070,271	3,189	580,000	493,461	1,037,551
American Recovery Plan	-	-	-	-	-
Cemetery P/C	1,386,089	13,850	-	1,399,939	1,334,166
Jewett House	190,442	1,885	12,176	180,151	160,921
Street Trees / Reforestation	106,438	3,298	2,348	107,389	167,465
Public Art Fund	26,039	78	16,351	9,765	53,966
Public Art Fund - ignite	450,789	1,343	8,000	444,133	439,021
Public Art Fund - Maintenance	188,431	561	887	188,106	187,217
Debt Service:					
2015 G.O. Bonds	164,023	1,731	-	165,754	159,334
Capital Projects:					
Street Projects	2,895,843	48,629	859	2,943,613	3,077,368
2025 Fire Department Bond	8,954,713	32,899	21,391	8,966,222	9,359,756
Riverstone Mill Site Project	-	-	-	-	-
Enterprise:					
Street Lights	45,123	118,030	68,133	95,019	131,660
Water	7,173,155	2,447,568	2,220,185	7,400,539	3,847,968
Water Capitalization Fees	8,340,188	179,452	-	8,519,640	8,105,636
Wastewater	29,432,637	2,682,441	2,285,829	29,829,249	23,242,267
Wastewater-Capital Reserve	6,696,000	-	-	6,696,000	6,696,000
WWTP Capitalization Fees	13,651,881	219,471	52,096	13,819,256	12,024,468
WW Property Mgmt	78,707	235	-	78,941	72,766
Sanitation	1,112,438	955,077	922,187	1,145,328	822,749
Public Parking	2,923,937	470,864	442,567	2,952,234	1,891,492
Drainage	1,155,016	147,527	107,738	1,194,805	955,645
Wastewater Debt Service	0	-	-	0	717,058
Fiduciary Funds:					-
Kootenai County Solid Waste Billing	315,354	480,357	449,007	346,704	346,796
KCEMSS Impact Fees	5,124	4,144	5,124	4,144	5,528
Police Retirement	488,996	14,525	22,935	480,586	464,310
Sales Tax	5,428	4,865	6,714	3,578	3,949
BID	445,143	4,826	121,000	328,969	432,989
Homeless Trust Fund	405	482	405	482	557
City Employee - Fundraised for Events	7,680	23	-	7,703	-
GRAND TOTAL	$ 114,024,540	$ 17,981,649	$ 16,954,596	115,051,594	101,965,015

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

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

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
ONE MONTH ENDED
October 31, 2026

GENERAL FUND

REVENUE

DESCRIPTION		BUDGET	RECOGNIZED THROUGH 10/31/26	PERCENT OF BUDGET
	Taxes	$ 29,818,507	$ -	0%
	Licenses and Permits	7,690,500	254,462	3%
	Intergovernmental	16,167,502	18,438	0%
	Charges for Services	391,100	40,819	10%
	Fines and Forfeits	307,700	6,718	2%
	Investment Income	750,000	38,405	5%
	Miscellaneous	258,835	751	0%
	Operating transfers in	4,100,748	48,020	1%
	Fund Balance Reserves	1,906,793	-	0%
Total General Fund	**Revenues**	**61,391,686**	**407,613**	**1%**

EXPENDITURES

DESCRIPTION		BUDGET	THROUGH 10/31/26	PERCENT OF BUDGET
Mayor/Council	Personnel Services	$ 278,627	18,840	7%
	Services/Supplies	8,700	110	1%
Administration	Personnel Services	252,970	21,354	8%
	Services/Supplies	2,800	555	20%
Finance	Personnel Services	964,832	77,670	8%
	Services/Supplies	1,110,551	508,208	46%
Municipal Services	Personnel Services	1,993,422	155,021	8%
	Services/Supplies	1,110,219	74,154	7%
	Capital Outlay	11,000	-	0%
Human Resources	Personnel Services	424,561	35,619	8%
	Services/Supplies	117,700	14,432	12%
Legal	Personnel Services	1,508,006	113,754	8%
	Services/Supplies	74,100	385	1%
Planning	Personnel Services	816,658	67,483	8%
	Services/Supplies	90,400	1,379	2%
	Capital Outlay	-		
Building Maintenance	Personnel Services	700,869	54,160	8%
	Services/Supplies	295,450	6,461	2%
	Capital Outlay	160,000		0%

DESCRIPTION		BUDGET	THROUGH 10/31/26	PERCENT OF BUDGET
Police	Personnel Services	19,279,768	2,087,330	11%
	Services/Supplies	2,234,450	76,936	3%
	Capital Outlay	300,000	334,932	112%
Fire	Personnel Services	14,339,464	1,176,878	8%
	Services/Supplies	1,377,885	9,447	1%
	Capital Outlay			
General Government	Services/Supplies	226,885	76	0%
	Capital Outlay	-	-	
Police Grants	Personnel Services	591,370	30,137	5%
	Services/Supplies	-	-	
	Capital Outlay	-	-	
Streets	Personnel Services	4,089,767	391,330	10%
	Services/Supplies	3,307,706	2,857	0%
	Capital Outlay	90,000	-	0%
Parks	Personnel Services	2,236,397	180,557	8%
	Services/Supplies	894,850	(7,124)	-1%
	Capital Outlay	200,000	38,400	19%
Recreation	Personnel Services	646,117	38,818	6%
	Services/Supplies	160,000	1,462	1%
Building Inspection	Personnel Services	1,259,439	93,641	7%
	Services/Supplies	202,728	3,112	2%
	Capital Outlay	34,000	-	0%
Total General Fund Expenditures		**61,391,686**	**5,608,374**	**9%**
General Fund - Revenues Net Expenditures		**-**	**(5,200,762)**	

DESCRIPTION		BUDGET	THROUGH 10/31/26	PERCENT OF BUDGET
SPECIAL REVENUE FUNDS				
Library	Revenue	2,285,138	4,186	0%
	Expenditures:			
	Personnel Services	1,825,039	135,487	7%
	Services/Supplies	206,500	38,345	19%
	Capital Outlay	210,000	471	0%
	Total Expenditure	2,241,538	174,303	8%
	Library - Revenues Net Expenditures	**43,600**	**(170,118)**	
CDBG	Revenue	277,561	-	0%
	Expenditures:			
	Personnel Services	119,384	10,015	8%
	Services/Supplies	158,177	100	0%
	Total Expenditure	277,561	10,115	4%
	CDBG - Revenues Net Expenditures	**-**	**(10,115)**	
Cemetery	Revenue	474,303	18,847	4%
	Expenditures:			
	Personnel Services	229,722	24,144	11%
	Services/Supplies	164,581	22,950	14%
	Capital Outlay	80,000	-	0%
	Total Expenditure	474,303	47,094	10%
	Cemetery - Revenues Net Expenditures	**-**	**(28,247)**	
Impact Fees	Revenue	1,750,000	193,497	11%
	Expenditures:			
	Services/Supplies	1,750,000	-	0%
	Total Expenditure	1,750,000	-	
	Impact Fees - Revenues Net Expenditures	**-**	**193,497**	
Annexation Fees	Revenue	477,408	3,189	1%
	Expenditures:			
	Services/Supplies	477,408	-	0%
	Total Expenditure	477,408	-	0%
	Annexation Fees - Revenues Net Expenditures	**-**	**3,189**	
Parks Capital Improv.	Revenue	2,597,500	6,706	0%
	Expenditures:			
	Capital Outlay	2,597,500	5,270	0%
	Total Expenditure	2,597,500	5,270	0%
	Parks Capital Improv. - Revenues Net Expenditures	**-**	**1,436**	

DESCRIPTION		BUDGET	THROUGH 10/31/26	PERCENT OF BUDGET
Cemetery Perpetual Care	Revenue	1,438,981	13,200	1%
	Expenditures:			
	Services/Supplies	19,700	420	2%
	Total Expenditure	19,700	420	2%
	Cemetery Perpetual Care - Revenues Net Expenditures	**1,419,281**	**12,780**	
Jewett House	Revenue	60,000	767	1%
	Expenditures:			
	Services/Supplies	39,500	1,510	4%
	Total Expenditure	39,500	1,510	4%
	Jewett House - Revenues Net Expenditures	**20,500**	**(743)**	
Street Trees	Revenue	77,500	2,417	3%
	Expenditures:			
	Services/Supplies	77,500	-	0%
	Total Expenditure	77,500	-	0%
	Street Trees - Revenues Net Expenditures	**-**	**2,417**	
Public Art Fund	Revenue	96,000	1,982	2%
	Expenditures:			
	Services/Supplies	96,000	15,539	16%
	Total Expenditure	96,000	15,539	16%
	Public Art Fund - Revenues Net Expenditures	**-**	**(13,557)**	
2025 Fire Bond	Revenue	10,185,628	32,899	0%
	Expenditures:			
	Capital Outlay	9,921,970	21,391	0%
	Total Expenditure	9,921,970	21,391	0%
	2025 Fire Bond - Revenues Net Expenditures	**263,658**	**11,509**	
Total Special Revenue Funds Revenues		19,720,019	277,691	1%
Total Special Revenue Funds Expenditures		17,972,980	275,642	2%
Special Revenue Funds - Revenue Net Expeditures		**1,747,039**	**2,049**	

DESCRIPTION		BUDGET	THROUGH 10/31/26	PERCENT OF BUDGET
Debt Service Fund				
	Revenue	1,962,750	489	0%
	Expenditures:			
	Debt Payments	1,962,750	-	0%
	Total Expenditure	1,962,750	-	0%
	Debt Service Fund - Revenues Net Expenditures	**-**	**489**	
Capital Projects				
	Revenue	3,807,176	8,629	0%
	Expenditures:			
Atlas - Kathleen to Newbrook	Capital Outlay	-	-	
Traffic Calming	Capital Outlay	40,000	-	0%
Public Transit Sidewalk Accessibility	Capital Outlay	-	-	
Prairie Ave - Courcelles Signal	Capital Outlay	50,000	-	0%
15th Street	Capital Outlay	1,389,000	-	0%
LHTAC Pedestrian Safety	Capital Outlay	-	-	
Atlas Waterfront Project	Capital Outlay	-	-	
Wilbur / Ramsey Project	Capital Outlay	-	-	
Government Way	Capital Outlay	-	-	
LaCrosse Ave. Improvements	Capital Outlay	-	-	
	Total Expenditure	1,479,000	-	0%
	Capital Projects - Revenues Net Expenditures	**2,328,176**	**8,629**	
Enterprise Funds				
Street Lights	Revenue	844,333	72,727	9%
	Expenditures:			
	Services/Supplies	844,333	-	0%
	Total Expenditure	844,333	-	0%
	Street Lights - Revenues Net Expenditures	**-**	**72,727**	
		-	-	
Water	Revenue	17,009,161	997,742	6%
	Expenditures:			
	Personnel Services	3,472,896	250,974	7%
	Services/Supplies	6,219,633	149,960	2%
	Capital Outlay	7,316,633	24,482	0%
	Total Expenditure	17,009,161	425,417	3%
	Water - Revenues Net Expenditures	**-**	**572,325**	

DESCRIPTION		BUDGET	THROUGH 10/31/26	PERCENT OF BUDGET
Water Capitalization Fees	Revenue	5,001,000	179,452	4%
	Expenditures:			
	Services/Supplies	5,001,000	-	0%
	Total Expenditure	5,001,000	-	0%
	Water Capitalization Fees - Revenues Net Expenditures	**-**	**179,452**	
Wastewater	Revenue	28,951,235	1,683,350	6%
	Expenditures:			
	Personnel Services	3,394,759	285,949	8%
	Services/Supplies	9,442,473	37,993	0%
	Capital Outlay	10,151,271	-	0%
	Debt Service	5,962,730	280,760	5%
	Total Expenditure	28,951,235	604,702	2%
	Wastewater - Revenues Net Expenditures	**-**	**1,078,648**	
WW Capitalization	Revenue	6,485,400	219,471	3%
	Expenditures:			
	Services/Supplies	6,485,400	-	0%
	Total Expenditure	6,485,400	-	0%
	WW Capitalization - Revenues Net Expenditures	**-**	**219,471**	
WW Property Management	Revenue	-	235	
	Expenditures:			
	Services/Supplies	-	-	
	Total Expenditure	-	-	
	WW Property Management - Revenues Net Expenditures	**-**	**235**	
Sanitation	Revenue	5,764,356	481,785	8%
	Expenditures:			
	Services/Supplies	5,764,356	48,020	1%
	Total Expenditure	5,764,356	48,020	1%
	Sanitation - Revenues Net Expenditures	**-**	**433,765**	

DESCRIPTION		BUDGET	THROUGH 10/31/26	PERCENT OF BUDGET
Public Parking	Revenue	1,918,050	19,371	1%
	Expenditures:			
	Services/Supplies	1,768,050	24,270	1%
	Capital Outlay	150,000	5,505	4%
	Total Expenditure	1,918,050	29,775	2%
	Public Parking - Revenues Net Expenditures	**-**	**(10,404)**	
Drainage	Revenue	2,366,442	94,506	4%
	Expenditures:			
	Personnel Services	264,681	21,863	8%
	Services/Supplies	1,456,759	7,971	1%
	Capital Outlay	590,000	-	0%
	Total Expenditure	2,311,442	29,834	1%
	Drainage - Revenues Net Expenditures	**55,000**	**64,672**	
Total Enterprise Funds Revenues		68,339,977	3,748,639	5%
Total Enterprise Funds Expenditures		68,284,977	1,137,748	2%
Enterprise Funds - Revenue Net Expeditures		**55,000**	**2,610,891**	

Fiduciary Funds

Kootenai County Solid Waste				
	Revenue	3,368,100	359,101	11%
	Expenditures	3,368,100	-	0%
	Kootenai County Solid Waste - Revenues Net Expenditures	**-**	**359,101**	
Kootenai County EMS Impact Fees				
	Revenue	75,000	4,144	6%
	Expenditures	75,000	-	0%
	Kootenai County EMS Impact Fees - Revenues Net Expenditures	**-**	**4,144**	
Police Retirement				
	Revenue	154,145	1,764	1%
	Expenditures	154,145	10,307	7%
	Police Retirement - Revenues Net Expenditures	**-**	**(8,543)**	

DESCRIPTION	BUDGET	THROUGH 10/31/26	PERCENT OF BUDGET
Business Improvement District			
Revenue	131,200	4,826	4%
Expenditures	131,200	-	0%
Business Improvement District - Revenues Net Expenditures	**-**	**4,826**	
Homeless Trust Fund			
Revenue	6,000	482	8%
Expenditures	6,000	-	0%
Homeless Trust Fund - Revenues Net Expenditures	**-**	**482**	
City Employee - Fundraised			
Revenue	-	23	
Expenditures	-	-	
City Employee - Fundraised - Revenues Net Expenditures	**-**	**23**	
Total Fiduciary Funds Revenues	3,734,445	370,341	10%
Total Fiduciary Funds Expenditures	3,734,445	10,307	0%
Fiduciary Funds - Revenue Net Expeditures	**-**	**360,034**	

Grand Total - All Funds

Grand Total Revenue	158,956,053	4,813,400	3%
Grand Total Expenditure	154,825,837	7,032,071	5%
Grand Total Revenues Net Expenditures	**$ 4,130,216**	**$ (2,218,671)**	

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 COUNCIL
STAFF REPORT

DATE: November 17, 2026
FROM: Dennis Grant, Engineering Project Manager
SUBJECT: **SS-26-10c, First Street Towns: Final Plat Approval**

DECISION POINT

Staff is requesting the following:

1. City Council approval of the final plat document, a six (6) building, thirty-eight (38) unit residential condominium subdivision.

HISTORY

a. Applicant: Clifton Trimble, Planner
Storhaug
510 E. 3rd Avenue
Spokane, WA 99202

b. Location: 116 E. Garden Ave (South of Garden Ave, North of Wallace Ave btwn 1st & 2nd St)

FINANCIAL ANALYSIS

There are no financial issues with this development.

PERFORMANCE ANALYSIS

This residential development of Lot 1, Block 1, Roosevelt Addition located in Coeur d'Alene is a six (6) building, thirty-eight (38) unit condominium plat. All infrastructure improvements were addressed during the construction of the residential units on the subject property, and the property is fully developed and ready for final plat approval.

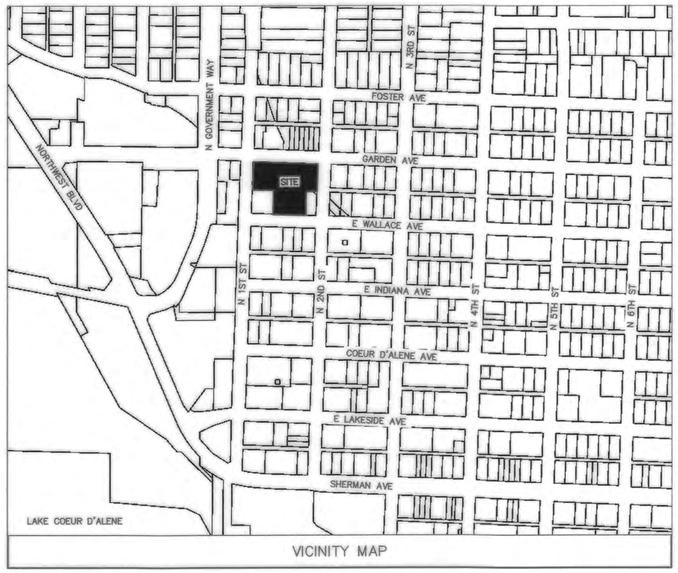
DECISION POINT RECOMMENDATION

City Council approval of the final plat document

FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____ OF PLATS, PAGE _____.
INSTRUMENT _____



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MILLROSE PROPERTIES IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO CONDOMINIUM UNITS AND COMMON AREAS AS SHOWN HEREIN TO BE KNOWN AS FIRST STREET TOWNS. IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY CREATE A PROJECT INCLUDING SAID REAL PROPERTY IN THIS CONDOMINIUM PLAT, THE OWNERS ALSO HEREBY CONSENT TO THE RECORDATION OF DOCUMENTS PURSUANT TO CHAPTER 15, TITLE 55 OF IDAHO CODE.

LOT 1, BLOCK 1, ROOSEVELT ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK M OF PLATS AT PAGE 38, RECORDS OF KOOTENAI COUNTY, IDAHO,

SITUATE IN THE CITY OF COEUR D'ALENE, COUNTY OF KOOTENAI, STATE OF IDAHO.

A UTILITY EASEMENT IS GRANTED TO THE CITY OF COEUR D'ALENE, THE UTILITY PROVIDERS OF THE AREA, AND THE FIRST STREET TOWNS CONDO OWNERS ASSOCIATION, ACROSS AND UNDER THE AREA OUTSIDE OF THE BUILDINGS, THE INDIVIDUAL UNITS, AND THE LIMITED COMMON AREAS FOR EACH UNIT.

AN ACCESS EASEMENT IS GRANTED TO THE CITY OF COEUR D'ALENE, THE UTILITY PROVIDERS OF THE AREA, THE UNIT OWNERS, THE FIRST STREET TOWNS CONDO OWNERS ASSOCIATION, AND THEIR GUESTS ACROSS THE AREA OUTSIDE OF THE BUILDINGS, THE INDIVIDUAL UNITS, AND THE LIMITED COMMON AREAS FOR EACH UNIT.

THE EASEMENT AND THE ASSOCIATED RIGHTS OF SAID EASEMENTS GRANTED HEREON MAY BE FURTHER DEFINED IN THE CONDOMINIUM DECLARATION STATED BELOW OR FUTURE AMENDMENTS TO SAID CONDOMINIUM DECLARATION.

THIS PLAT IS SUBJECT TO THE CONDOMINIUM DECLARATION RECORDED UNDER INSTRUMENT _____.

WATER AND SANITARY SEWER SERVICE PROVIDED BY THE CITY OF COEUR D'ALENE.

MILLROSE PROPERTIES IDAHO, LLC
ANDREW ZINNIGER, AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)ss.
COUNTY OF King)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON October 19, 2026 BY ANDREW ZINNIGER, AS AUTHORIZED AGENT OF MILLROSE PROPERTIES IDAHO, LLC.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES: 04.19.28

SHELBY LYNN SHELDON NOTARY PUBLIC COMMISSION #24016107 STATE OF WASHINGTON 4-19-28

CITY OF COEUR D'ALENE

THIS PLAT WAS APPROVED BY THE COEUR D'ALENE CITY COUNCIL AND IS HEREBY APPROVED,

THIS ____ DAY OF _____, 20__.

CITY CLERK

CITY ENGINEER

EXAMINED AND APPROVED, THIS ____ DAY OF _____, 20__.

CITY OF COEUR D'ALENE ENGINEER PE NUMBER

RECORDERS CERTIFICATE

THIS SURVEY WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO ON BEHALF OF BLUE FERN DEVELOPMENT 03, LLC, THIS ____ DAY OF _____, 20__, AT _____ M AND DULY RECORDED IN BOOK ____ OF PLATS, PAGES _____

INSTRUMENT _____, FEE_____

DEPUTY CLERK ON BEHALF OF
JENNIFER LOCKE, COUNTY CLERK

UNIT ADDRESS TABLE

UNIT 1 –	512 N 1ST STREET	UNIT 20 –	132 E GARDEN AVENUE
UNIT 2 –	514 N 1ST STREET	UNIT 21 –	130 E GARDEN AVENUE
UNIT 3 –	516 N 1ST STREET	UNIT 22 –	128 E GARDEN AVENUE
UNIT 4 –	518 N 1ST STREET	UNIT 23 –	126 E GARDEN AVENUE
UNIT 5 –	520 N 1ST STREET	UNIT 24 –	124 E GARDEN AVENUE
UNIT 6 –	104 E GARDEN AVENUE	UNIT 25 –	122 E GARDEN AVENUE
UNIT 7 –	106 E GARDEN AVENUE	UNIT 26 –	120 E GARDEN AVENUE
UNIT 8 –	108 E GARDEN AVENUE	UNIT 27 –	121 E WALLACE AVENUE
UNIT 9 –	110 E GARDEN AVENUE	UNIT 28 –	123 E WALLACE AVENUE
UNIT 10 –	112 E GARDEN AVENUE	UNIT 29 –	125 E WALLACE AVENUE
UNIT 11 –	114 E GARDEN AVENUE	UNIT 30 –	127 E WALLACE AVENUE
UNIT 12 –	116 E GARDEN AVENUE	UNIT 31 –	129 E WALLACE AVENUE
UNIT 13 –	118 E GARDEN AVENUE	UNIT 32 –	131 E WALLACE AVENUE
UNIT 14 –	519 N 2ND STREET	UNIT 33 –	119 E WALLACE AVENUE
UNIT 15 –	517 N 2ND STREET	UNIT 34 –	117 E WALLACE AVENUE
UNIT 16 –	515 N 2ND STREET	UNIT 35 –	115 E WALLACE AVENUE
UNIT 17 –	513 N 2ND STREET	UNIT 36 –	113 E WALLACE AVENUE
UNIT 18 –	511 N 2ND STREET	UNIT 37 –	111 E WALLACE AVENUE
UNIT 19 –	134 E E GARDEN AVENUE	UNIT 38 –	109 E WALLACE AVENUE

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATED THIS 29th DAY OF October, 2026

PANHANDLE HEALTH DISTRICT OFFICIAL

COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH December 31, 2025 THIS 3rd DAY OF November, 2026

KOOTENAI COUNTY TREASURER

KOOTENAI COUNTY SURVEYOR

EXAMINED AND APPROVED, THIS ____ DAY OF _____, 20__.

KOOTENAI COUNTY SURVEYOR

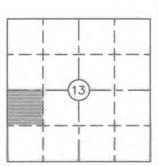
PROFESSIONAL LAND SURVEYOR REGISTERED 12463 STATE OF IDAHO RODNEY E. JONES

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 15434, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF FIRST STREET TOWNS WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS AT THE REQUEST OF MILLROSE PROPERTIES IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

TROY A. CARLSON
PLS 15434

PROFESSIONAL LAND SURVEYOR LICENSED 15434 STATE OF IDAHO TROY A. CARLSON



S13, T.50N., R4W., B.M.

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landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000

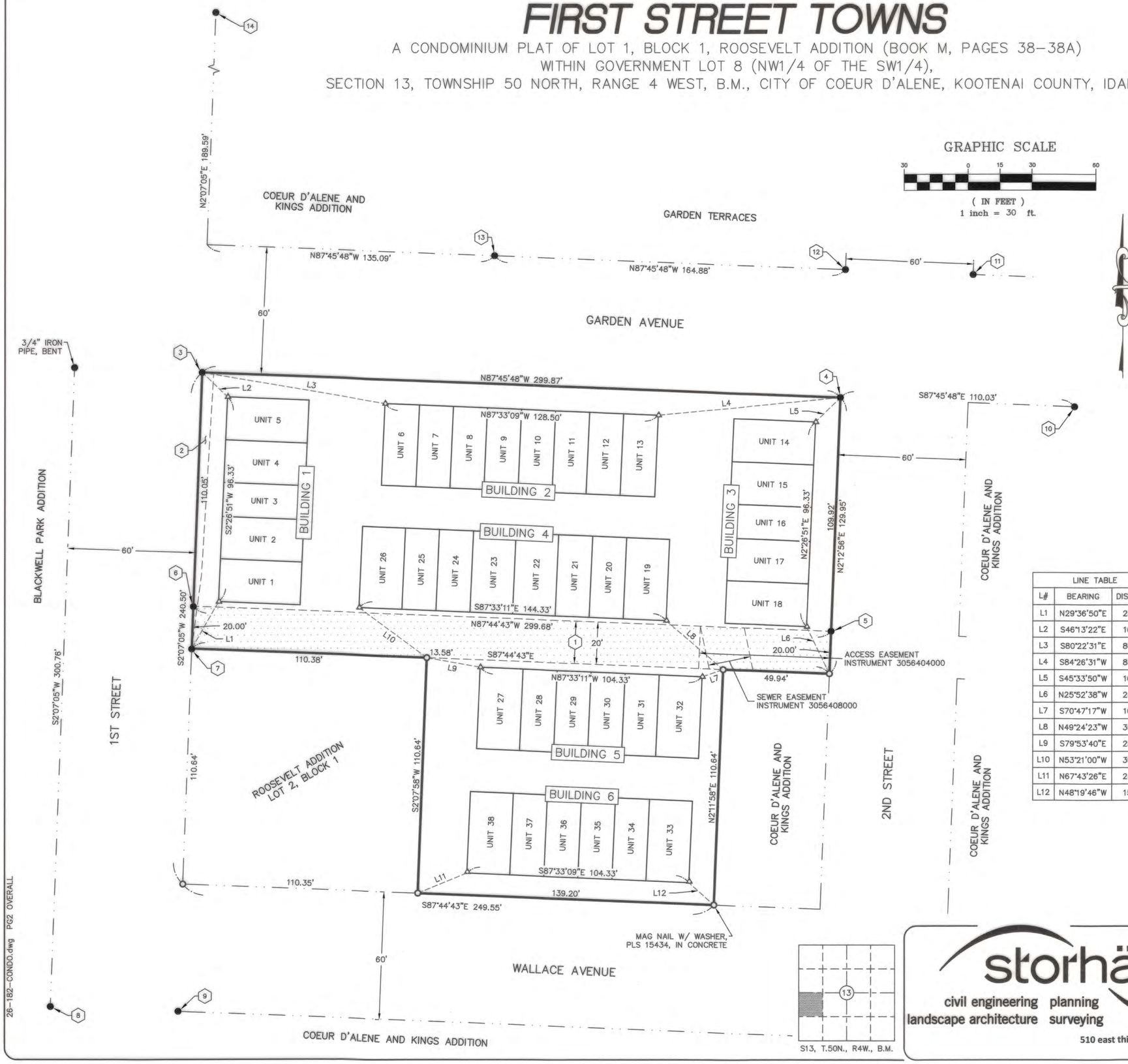
DATE 10/08/2026	SCALE NA
FIELD BOOK 24–044	DRAWN JRB
PROJECT NUMBER 26–182	DRAWING NO. 1 OF 15

26-182-CONDO.dwg PG1 DEDICATION

FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____ OF PLATS, PAGE _____
INSTRUMENT _____



BASIS OF BEARING:

A BEARING OF N87°45'48"W WAS ASSUMED ALONG THE SOUTH RIGHT–OF–WAY LINE OF GARDEN AVENUE, PER THE PLAT OF ROOSELVELT ADDITION, BOOK M OF PLATS, PAGES 38–38A, RECORDS OF KOOTENAI COUNTY, IDAHO.

SURVEYOR'S NARRATIVE:

THIS CONDOMINIUM PLAT IS A RETRACEMENT OF THE PLAT OF ROOSEVELT ADDITION, (BOOK M OF PLATS, PAGES 38–38A). FOUND MONUMENTS FIT RECORD INFORMATION.

SURVEY REFERENCES:

ROOSELVELT ADDITION – BOOK M OF PLATS, PAGES 38–38A

LEGEND

- ● FOUND MONUMENT AS NOTED
- ○ FOUND 5/8"x24" REBAR W/ PLASTIC CAP, PLS 15434, UNLESS NOTED
- △ BUILDING CORNER, NOTHING SET
- SUBJECT PARCEL BOUNDARY
- PROPOSED PROPERTY LINE
- RIGHT–OF–WAY LINE
- TIE LINE
- ALLEY VACATION – SEE NOTE 1
- (#) SEE NOTE #

NOTES:

1) VACATED ALLEY PER CITY OF COEUR D'ALENE ORDINANCE NUMBER 3744, INSTRUMENT 3004062000.
   20' SANITARY SEWER EASEMENT PER ROOSEVELT ADDITION AND INSTRUMENT 3006615000.
2) WATERLINE EASEMENT PER ROOSEVELT ADDITION.
3) 5/8" REBAR W/ PLASTIC CAP, PLS 5289, DESTROYED DURING CONSTRUCTION, REPLACED WITH MAG NAIL AND WASHER, PLS 15434, IN CONCRETE
4) 5/8" REBAR W/ PLASTIC CAP, PLS 5289, DESTROYED DURING CONSTRUCTION, REPLACED WITH 5/8"X24" REBAR W/ PLASTIC CAP, PLS 15434
5) 5/8" REBAR W/ PLASTIC CAP, PLS 5289
6) 5/8" REBAR W/ PLASTIC CAP, PLS 5289
7) 1/2" REBAR W/ PLASTIC CAP, PLS 3814
8) 5/8" REBAR
9) 1" IRON PIPE
10) 5/8 REBAR W/ PLASTIC CAP, PLS 3814
11) 1/2" REBAR W/ PLASTIC CAP, PLS 9367
12) 5/8" REBAR W/ PLASTIC CAP, PLS 6374
13) 5/8" REBAR W/ PLASTIC CAP, PLS 9367
14) 5/8" REBAR

LINE TABLE		
L#	BEARING	DISTANCE
L1	N29°36'50"E	25.45'
L2	S46°13'22"E	16.47'
L3	S80°22'31"E	86.95'
L4	S84°26'31"W	85.93'
L5	S45°33'50"W	16.34'
L6	N25°52'38"W	24.64'
L7	S70°47'17"W	10.47'
L8	N49°24'23"W	35.32'
L9	S79°53'40"E	25.49'
L10	N53°21'00"W	39.65'
L11	N67°43'26"E	24.94'
L12	N48°19'46"W	15.76'



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DATE	SCALE
10/08/2026	1" = 30'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	2 OF 15

26–182–CONDO.dwg PG2 OVERALL

FIRST STREET TOWNS

BOOK ____ OF PLATS, PAGE _____

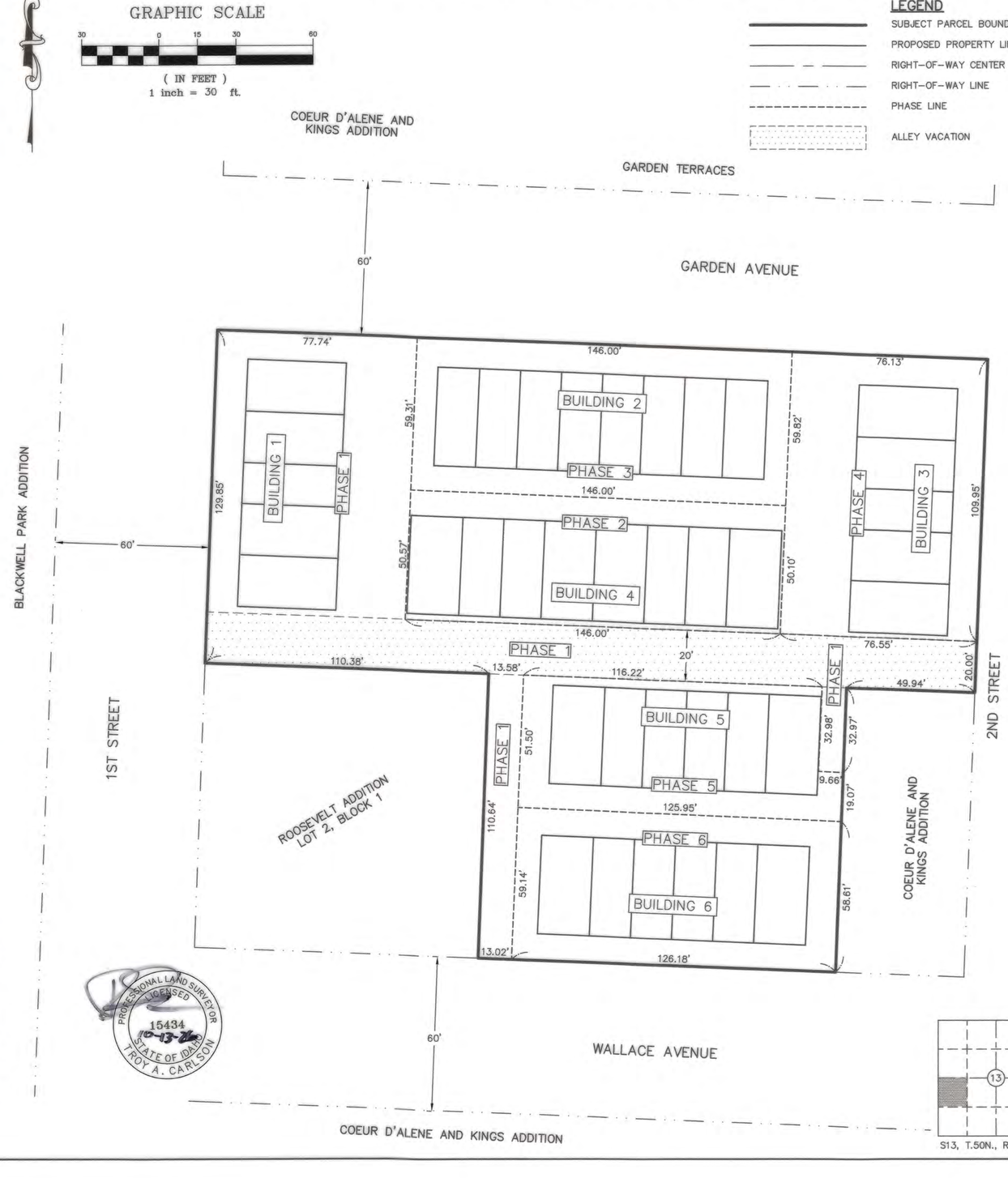
INSTRUMENT _____

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



PROFESSIONAL LAND SURVEYOR LICENSED
15434
10-13-26
STATE OF IDAHO
TROY A. CARLSON

26-182-CONDO.dwg P03 PHASES

S13, T.50N., R4W., B.M.

LEGEND

- SUBJECT PARCEL BOUNDARY
- PROPOSED PROPERTY LINE
- RIGHT–OF–WAY CENTER LINE
- RIGHT–OF–WAY LINE
- PHASE LINE
- ALLEY VACATION

PHASE 1 LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ROOSEVELT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK M OF PLATS AT PAGES 38–38A, RECORDS OF KOOTENAI COUNTY, IDAHO;
THENCE S87°45'48"E ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 77.74 FEET;
THENCE S02°26'10"W, A DISTANCE OF 109.88 FEET;
THENCE S87°44'43"E, A DISTANCE OF 222.55 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 1;
THENCE ALONG THE BOUNDARY LINES OF SAID LOT 1 THE FOLLOWING THE THREE COURSES:
1. S02°12'56"W, A DISTANCE OF 20.00 FEET;
2. N87°44'43"W, A DISTANCE OF 49.94 FEET;
3. S02°11'58"W, A DISTANCE OF 32.97 FEET;
THENCE N87°48'02"W, A DISTANCE OF 9.66 FEET;
THENCE N02°26'12"E, A DISTANCE OF 32.98 FEET;
THENCE N87°44'43"W, A DISTANCE OF 116.22 FEET;
THENCE S02°25'31"W, A DISTANCE OF 110.64 FEET THE SOUTH BOUNDARY LINE OF SAID LOT 1;
THENCE ALONG THE BOUNDARY LINES OF SAID LOT 1 THE FOLLOWING FOUR COURSES:
1. N87°44'43"W, A DISTANCE OF 13.02 FEET;
2. N02°07'58"E, A DISTANCE OF 110.64 FEET;
3. N87°44'43"W, A DISTANCE OF 110.38 FEET;
4. N02°07'05"E, A DISTANCE OF 129.85 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE CITY OF COEUR D'ALENE, COUNTY OF KOOTENAI, STATE OF IDAHO.

PHASE 2 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ROOSEVELT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK M OF PLATS AT PAGES 38–38A, RECORDS OF KOOTENAI COUNTY, IDAHO;
THENCE S87°45'48"E ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 77.74 FEET;
THENCE S02°26'10"W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING;
THENCE S02°26'10"W, A DISTANCE OF 50.57 FEET;
THENCE S87°44'43"E, A DISTANCE OF 146.00 FEET;
THENCE N02°26'10"E, A DISTANCE OF 50.10 FEET;
THENCE N87°33'50"W, A DISTANCE OF 146.00 FEET TO THE POINT BEGINNING.
SITUATE IN THE CITY OF COEUR D'ALENE, COUNTY OF KOOTENAI, STATE OF IDAHO.

PHASE 3 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ROOSEVELT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK M OF PLATS AT PAGES 38–38A, RECORDS OF KOOTENAI COUNTY, IDAHO;
THENCE S87°45'48"E ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 77.74 FEET TO THE POINT OF BEGINNING;
THENCE S02°26'10"W, A DISTANCE OF 59.31 FEET;
THENCE S87°33'50"E, A DISTANCE OF 146.00 FEET;
THENCE N02°26'10"E, A DISTANCE OF 59.82 FEET TO SAID NORTH BOUNDARY LINE;
THENCE N87°45'48"W, A DISTANCE OF 146.00 FEET TO THE POINT BEGINNING.
SITUATE IN THE CITY OF COEUR D'ALENE, COUNTY OF KOOTENAI, STATE OF IDAHO.

PHASE 4 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ROOSEVELT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK M OF PLATS AT PAGES 38–38A, RECORDS OF KOOTENAI COUNTY, IDAHO;
THENCE S87°45'48"E ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 223.74 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S87°45'48"E ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 76.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE S02°12'56"W ALONG THE EAST BOUNDARY, A DISTANCE OF 109.95 FEET;
THENCE N87°44'43"W, A DISTANCE OF 76.55 FEET;
THENCE N02°26'10"E, A DISTANCE OF 109.92 FEET TO SAID NORTH BOUNDARY LINE AND THE POINT BEGINNING.
SITUATE IN THE CITY OF COEUR D'ALENE, COUNTY OF KOOTENAI, STATE OF IDAHO.

PHASE 5 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ROOSEVELT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK M OF PLATS AT PAGES 38–38A, RECORDS OF KOOTENAI COUNTY, IDAHO:
THENCE S2°07'05"W ALONG THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 129.85 FEET;
THENCE S87°44'43"E ALONG THE BOUNDARY LINE OF SAID LOT 1 AND THE EXTENSION THEREOF, A DISTANCE OF 123.96 FEET TO THE POINT OF BEGINNING;
THENCE S87°44'43"E, A DISTANCE OF 116.22 FEET;
THENCE S02°26'12"W, A DISTANCE OF 32.98 FEET;
THENCE S87°48'02"E, A DISTANCE OF 9.66 FEET;
THENCE S02°11'58"W, A DISTANCE OF 19.07 FEET;
THENCE N87°30'14"W, A DISTANCE OF 125.95' FEET;
THENCE N02°25'31"E, A DISTANCE OF 51.50 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE CITY OF COEUR D'ALENE, COUNTY OF KOOTENAI, STATE OF IDAHO.

PHASE 6 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ROOSEVELT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK M OF PLATS AT PAGES 38–38A, RECORDS OF KOOTENAI COUNTY, IDAHO:
THENCE S2°07'05"W ALONG THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 129.85 FEET;
THENCE S87°44'43"E ALONG THE BOUNDARY LINE OF SAID LOT 1 AND THE EXTENSION THEREOF, A DISTANCE OF 123.96 FEET;
THENCE S02°25'31"W, A DISTANCE OF 51.50 FEET TO THE POINT OF BEGINNING;
THENCE S02°25'31"W, A DISTANCE OF 59.14 FEET;
THENCE S87°44'43"E, A DISTANCE OF 126.18 FEET;
THENCE N02°11'58"E, A DISTANCE OF 58.61 FEET;
THENCE N87°30'14"W, A DISTANCE OF 125.95 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE CITY OF COEUR D'ALENE, COUNTY OF KOOTENAI, STATE OF IDAHO.

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landscape architecture surveying
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DATE	SCALE
10/08/2026	1" = 30'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	3 OF 15

FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____ OF PLATS, PAGE _____.
INSTRUMENT _____

BUILDING 1 UNIT AREAS:

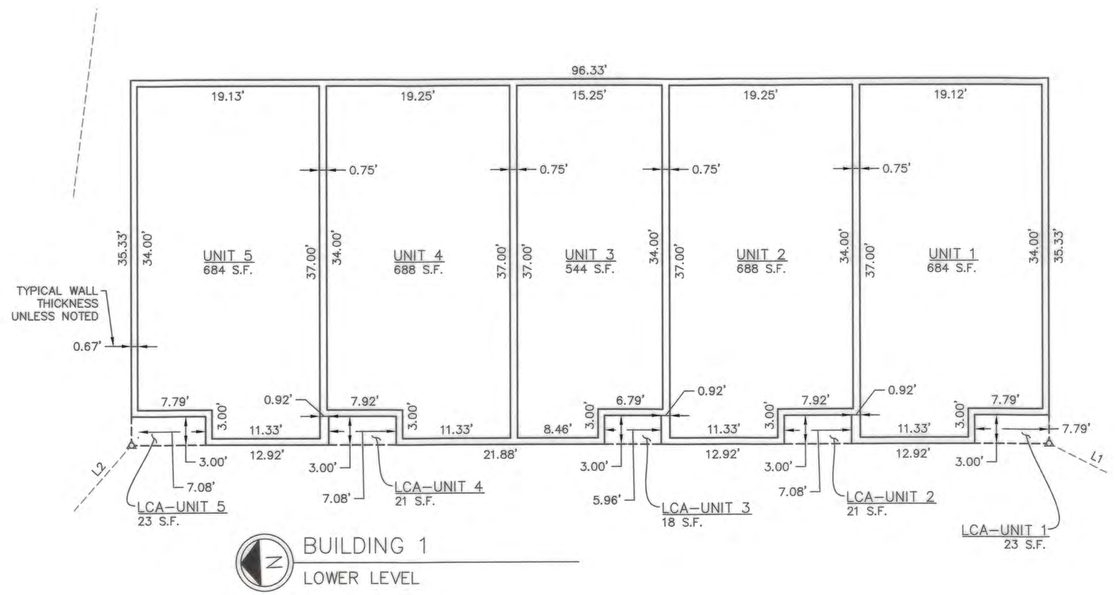
UNIT 1
UNIT AREA: 2,319 S.F.
LCA: 93 S.F.

UNIT 2
UNIT AREA: 2,332 S.F.
LCA: 84 S.F.

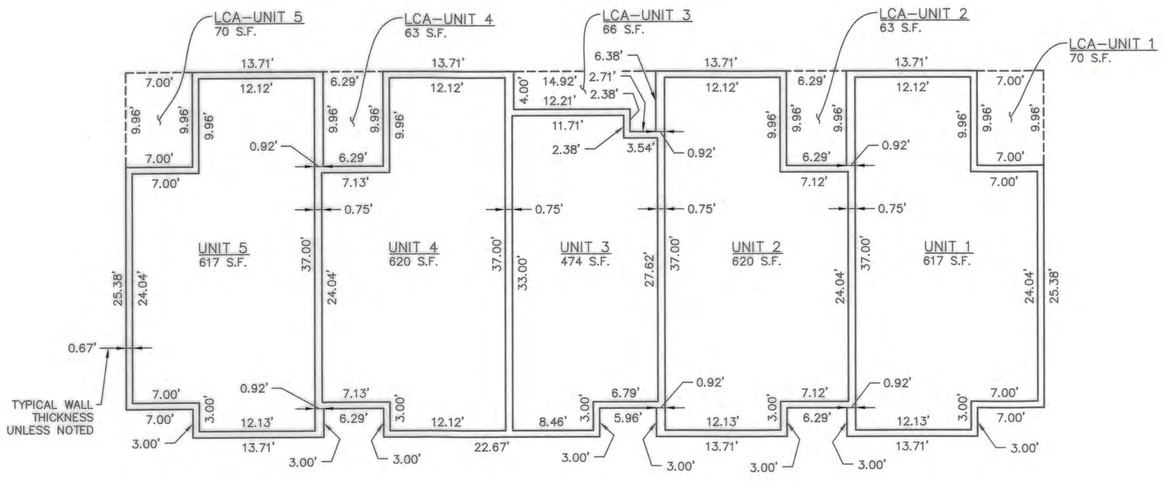
UNIT 3
UNIT AREA: 1,837 S.F.
LCA: 84 S.F.

UNIT 4
UNIT AREA: 2,332 S.F.
LCA: 84 S.F.

UNIT 5
UNIT AREA: 2,319 S.F.
LCA: 93 S.F.



BUILDING 1
LOWER LEVEL



BUILDING 1
MIDDLE LEVEL

LEGEND

△ CALCULATED POINT
NOTHING FOUND OR SET

LCA–### LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

PROFESSIONAL LAND SURVEYOR LICENSED
15434
10-13-26
STATE OF IDAHO
TROY A. CARLSON



S13, T.50N., R4W., B.M.

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510 east third avenue | spokane, wa | 99202
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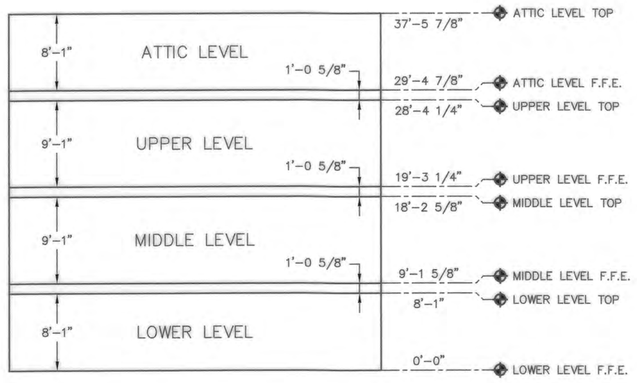
DATE	SCALE
10/08/2026	1" = 10'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	4 OF 15

26-182-CONDO.dwg P64 BLD1-1

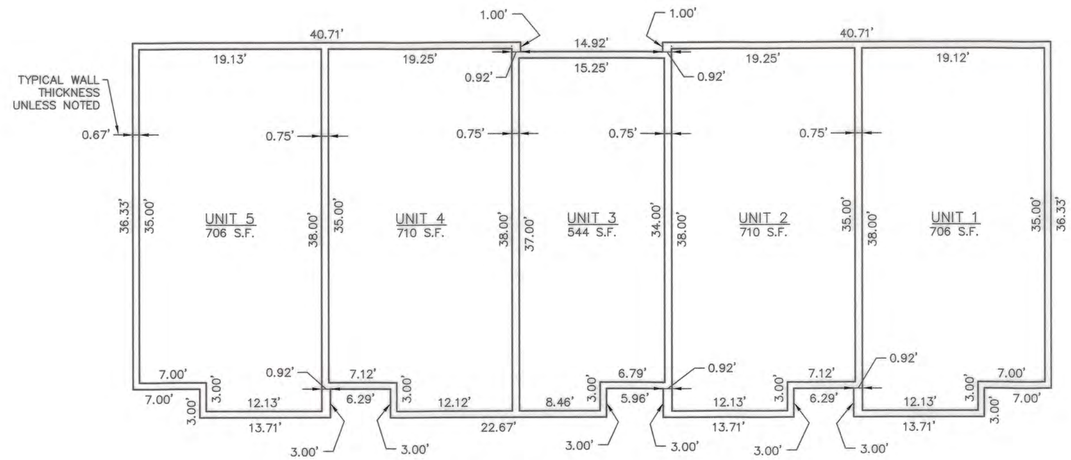
FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____ OF PLATS, PAGE _____,
INSTRUMENT _____



BUILDING 1 ELEVATION VIEW



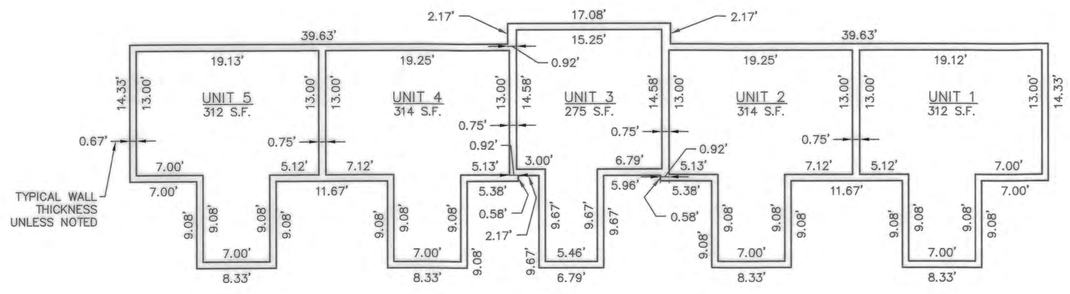
BUILDING 1
UPPER LEVEL

LEGEND

△	CALCULATED POINT NOTHING FOUND OR SET
LCA–###	LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
1 inch = 10 ft.



BUILDING 1
ATTIC LEVEL



S13, T.50N., R4W., B.M.

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DATE 10/08/2026	SCALE 1" = 10'
FIELD BOOK 24–044	DRAWN JRB
PROJECT NUMBER 26–182	DRAWING NO. 5 OF 15

26-182-CONDO.dwg P05 BLD1-2

FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____ OF PLATS, PAGE _____
INSTRUMENT _____

BUILDING 2 UNIT AREAS:

UNIT 6
UNIT AREA: 1,751 S.F.
LCA: 185 S.F.

UNIT 7
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

UNIT 8
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

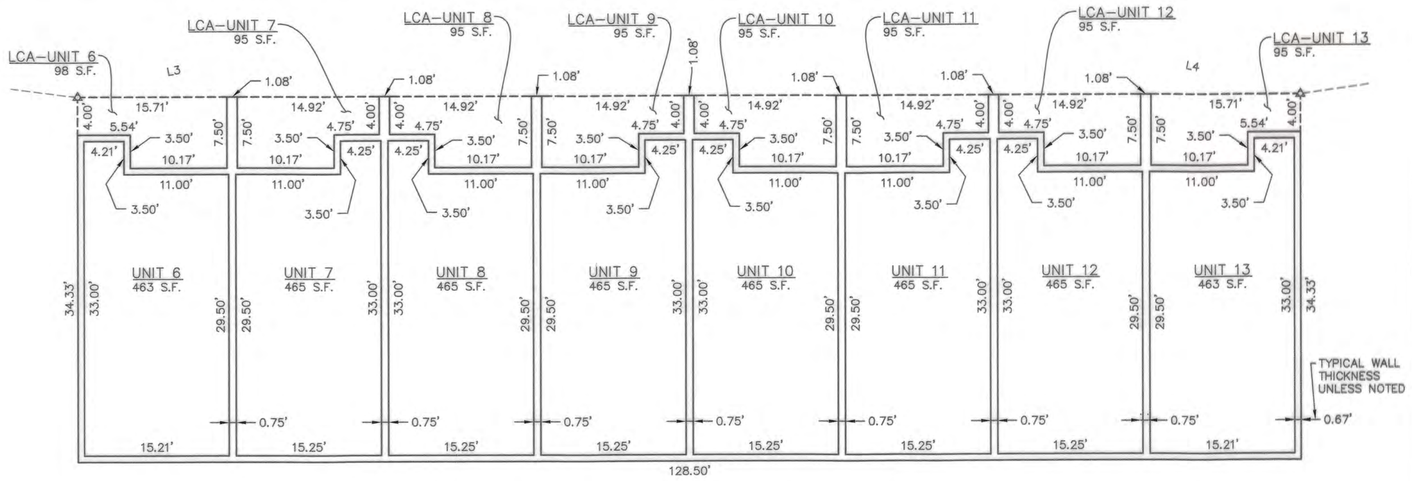
UNIT 9
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

UNIT 10
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

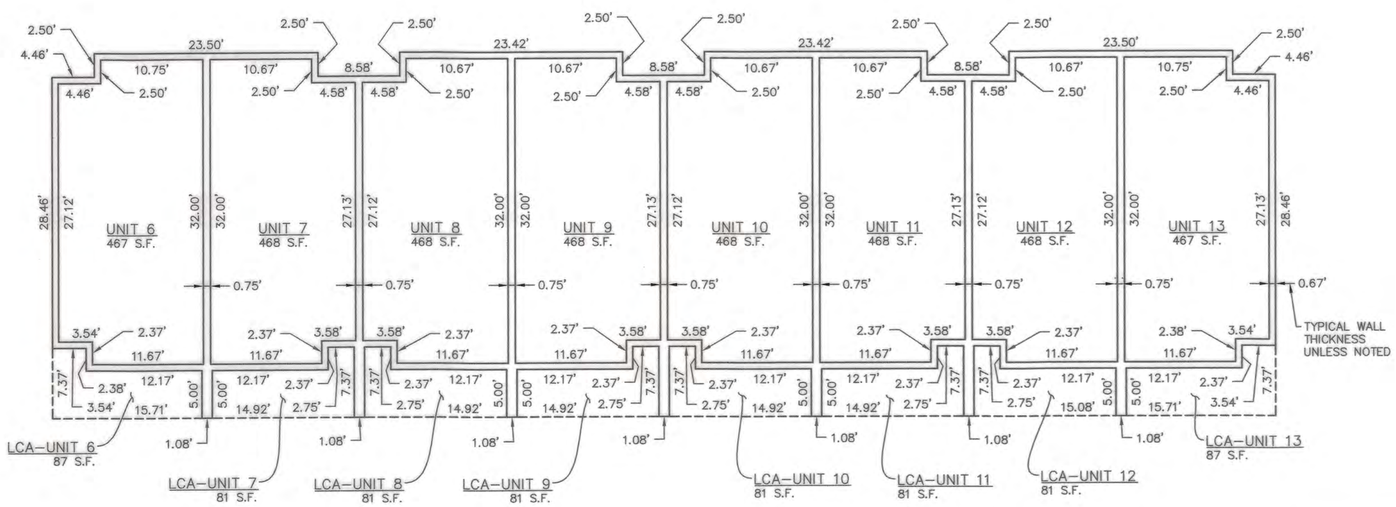
UNIT 11
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

UNIT 12
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

UNIT 13
UNIT AREA: 1,751 S.F.
LCA: 185 S.F.



BUILDING 2
LOWER LEVEL



BUILDING 2
MIDDLE LEVEL

LEGEND

△ CALCULATED POINT
NOTHING FOUND OR SET

LCA–### LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

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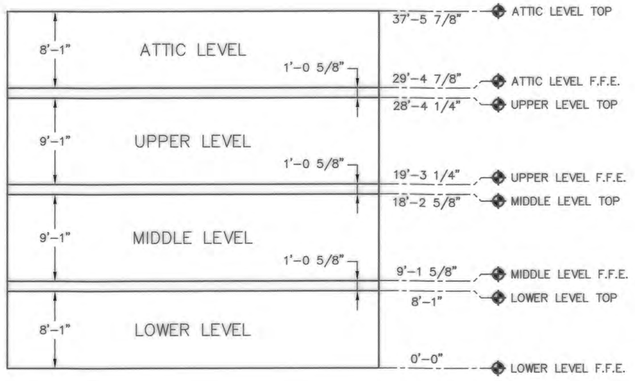
DATE	SCALE
10/08/2026	1" = 10'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	6 OF 15

26-182-CONDO.dwg P06 BLD2-1

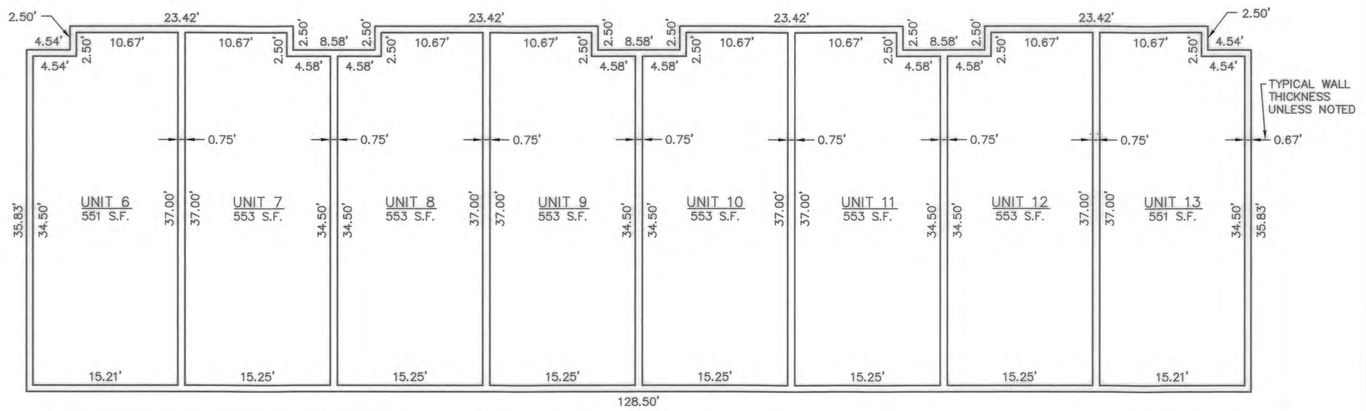
FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

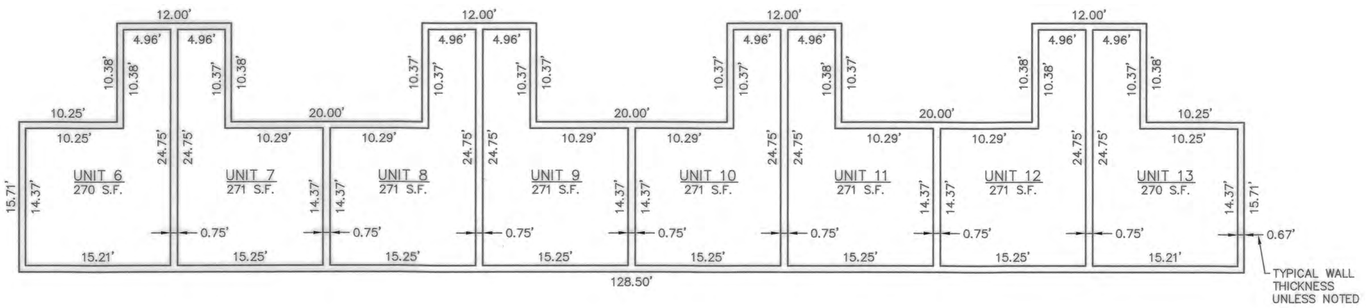
BOOK ____ OF PLATS, PAGE _____,
INSTRUMENT _____



BUILDING 2 ELEVATION VIEW



BUILDING 2
UPPER LEVEL



BUILDING 2
ATTIC LEVEL

LEGEND

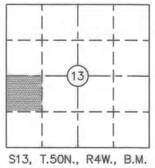
△	CALCULATED POINT NOTHING FOUND OR SET
LCA–###	LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

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DATE	SCALE
10/08/2026	1" = 10'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	7 OF 15

26–182–COND0.dwg PG7 BLD2–2

FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____ OF PLATS, PAGE _____,
INSTRUMENT _____

BUILDING 3 UNIT AREAS:

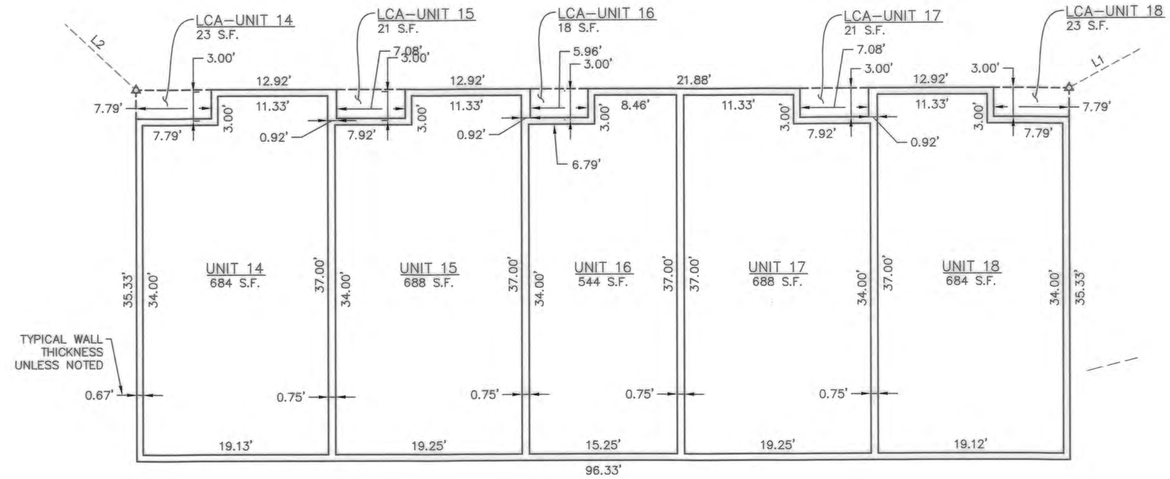
UNIT 14
UNIT AREA: 2,319 S.F.
LCA: 93 S.F.

UNIT 15
UNIT AREA: 2,332 S.F.
LCA: 84 S.F.

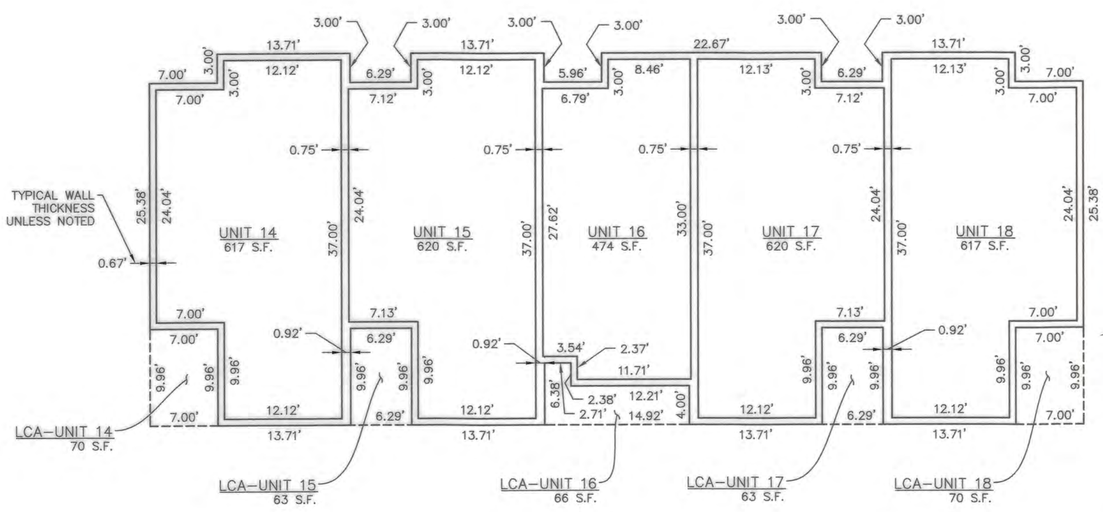
UNIT 16
UNIT AREA: 1,837 S.F.
LCA: 84 S.F.

UNIT 17
UNIT AREA: 2,332 S.F.
LCA: 84 S.F.

UNIT 18
UNIT AREA: 2,319 S.F.
LCA: 93 S.F.



BUILDING 3
LOWER LEVEL



BUILDING 3
MIDDLE LEVEL

LEGEND

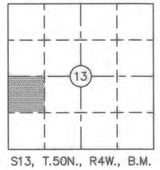
△ CALCULATED POINT NOTHING FOUND OR SET

LCA–### LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

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10-13-26
STATE OF IDAHO
TROY A. CARLSON



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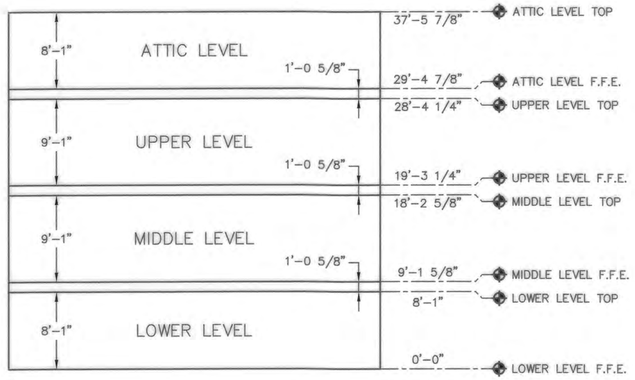
DATE	SCALE
10/08/2026	1" = 10'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	8 OF 15

26–182–CONDO.dwg P08 BLD3–1

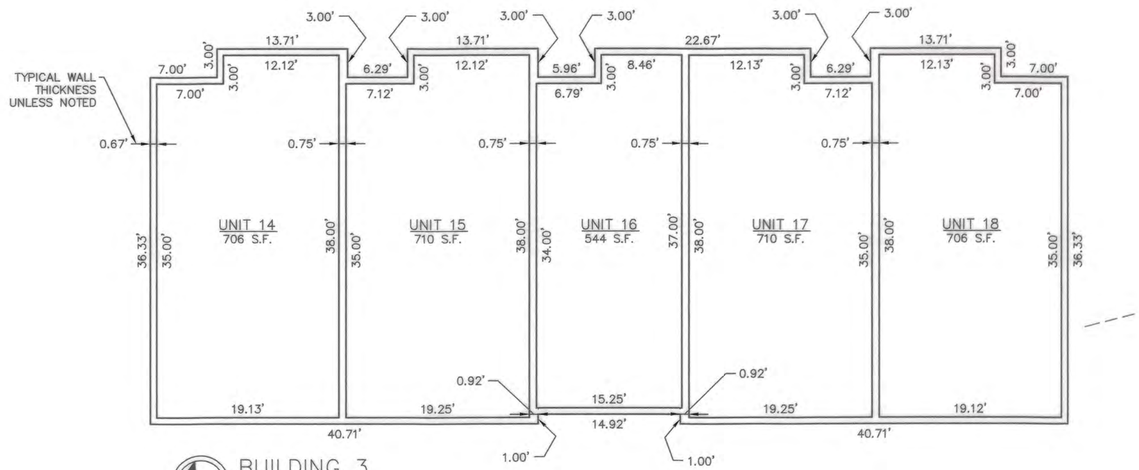
FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

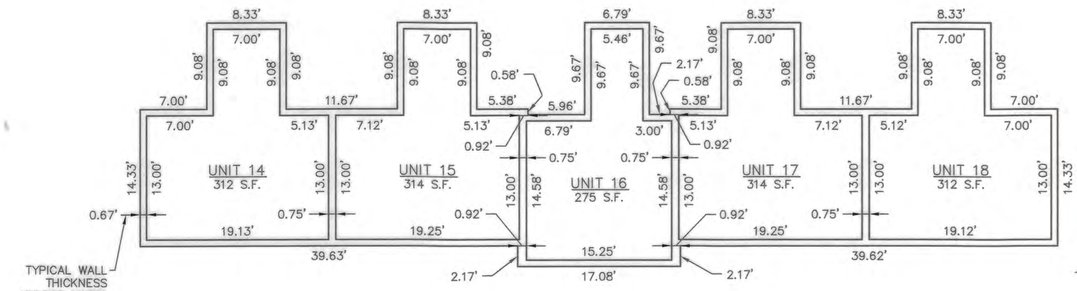
BOOK ____ OF PLATS, PAGE _____
INSTRUMENT _____



BUILDING 3 ELEVATION VIEW



BUILDING 3
UPPER LEVEL



BUILDING 3
ATTIC LEVEL

LEGEND

△ CALCULATED POINT NOTHING FOUND OR SET

LCA–### LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

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DATE	SCALE
10/08/2026	1" = 10'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	9 OF 15

26-182-CONDO.dwg PG9 BLD3-2

FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____ OF PLATS, PAGE _____
INSTRUMENT _____

BUILDING 4 UNIT AREAS:

UNIT 19
UNIT AREA: 2,283 S.F.
LCA: 94 S.F.

UNIT 20
UNIT AREA: 1,841 S.F.
LCA: 79 S.F.

UNIT 21
UNIT AREA: 1,841 S.F.
LCA: 79 S.F.

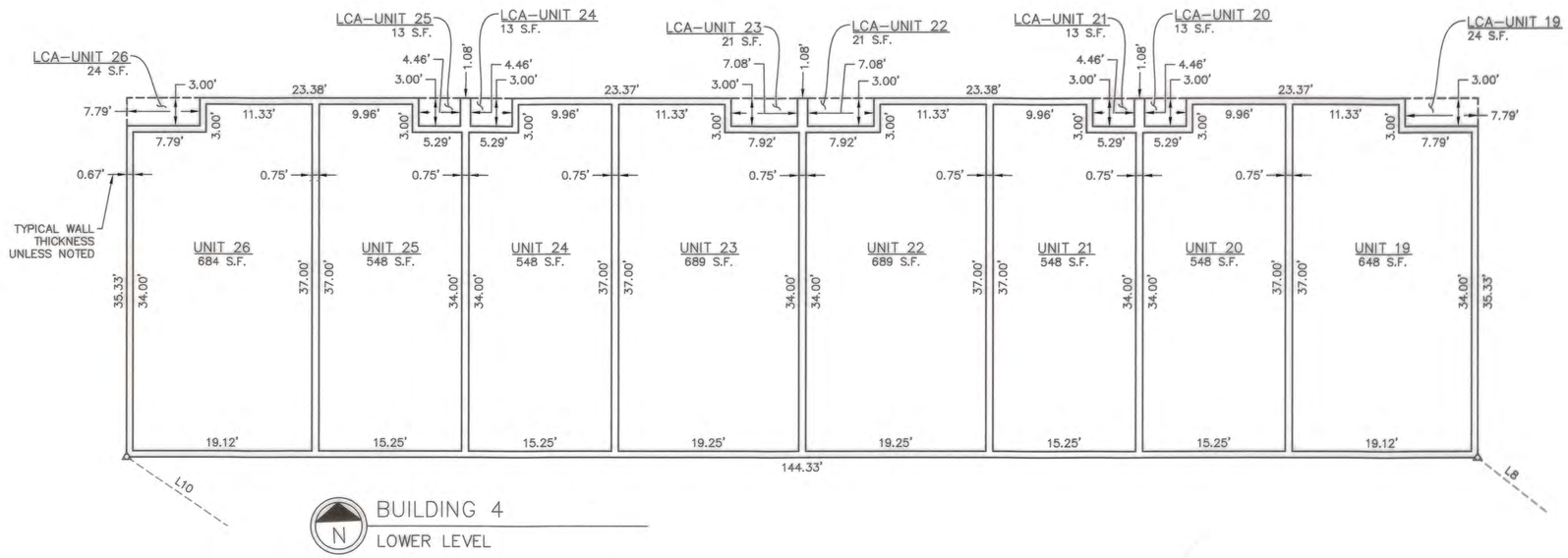
UNIT 22
UNIT AREA: 2,333 S.F.
LCA: 84 S.F.

UNIT 23
UNIT AREA: 2,333 S.F.
LCA: 84 S.F.

UNIT 24
UNIT AREA: 1,841 S.F.
LCA: 79 S.F.

UNIT 25
UNIT AREA: 1,841 S.F.
LCA: 79 S.F.

UNIT 26
UNIT AREA: 2,283 S.F.
LCA: 94 S.F.

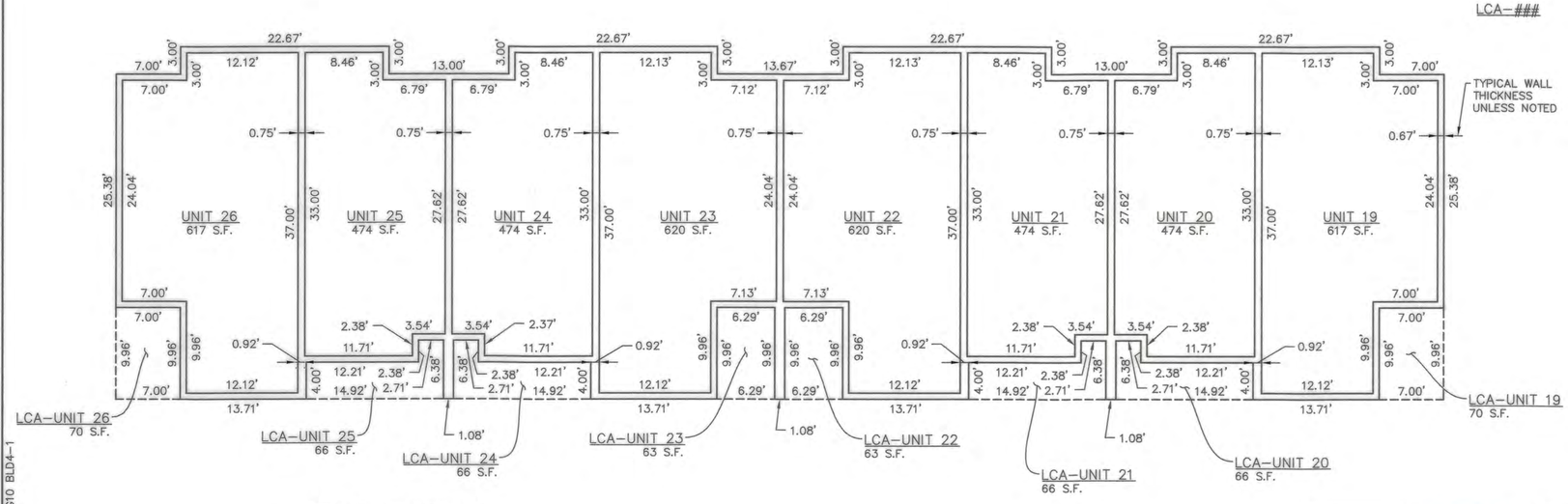


N
BUILDING 4
LOWER LEVEL

LCA–###
LIMITED COMMON AREA FOR UNIT ###

LEGEND
CALCULATED POINT
NOTHING FOUND OR SET

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.



N
BUILDING 4
MIDDLE LEVEL

PROFESSIONAL LAND SURVEYOR LICENSED 15434 10-13-26 STATE OF IDAHO TROY A. CARLSON

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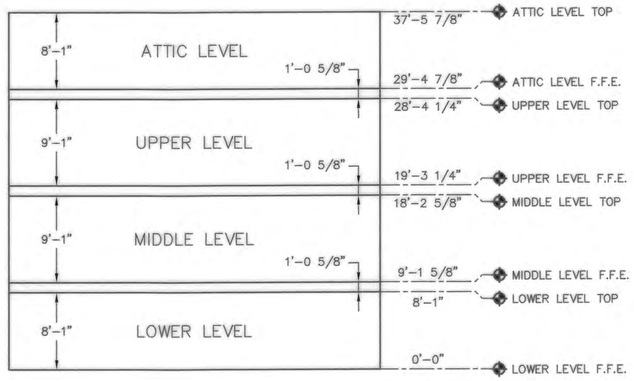
DATE	SCALE
10/08/2026	1" = 10'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	10 OF 15

26-182-CONDO.dwg PG10 BLD4-1

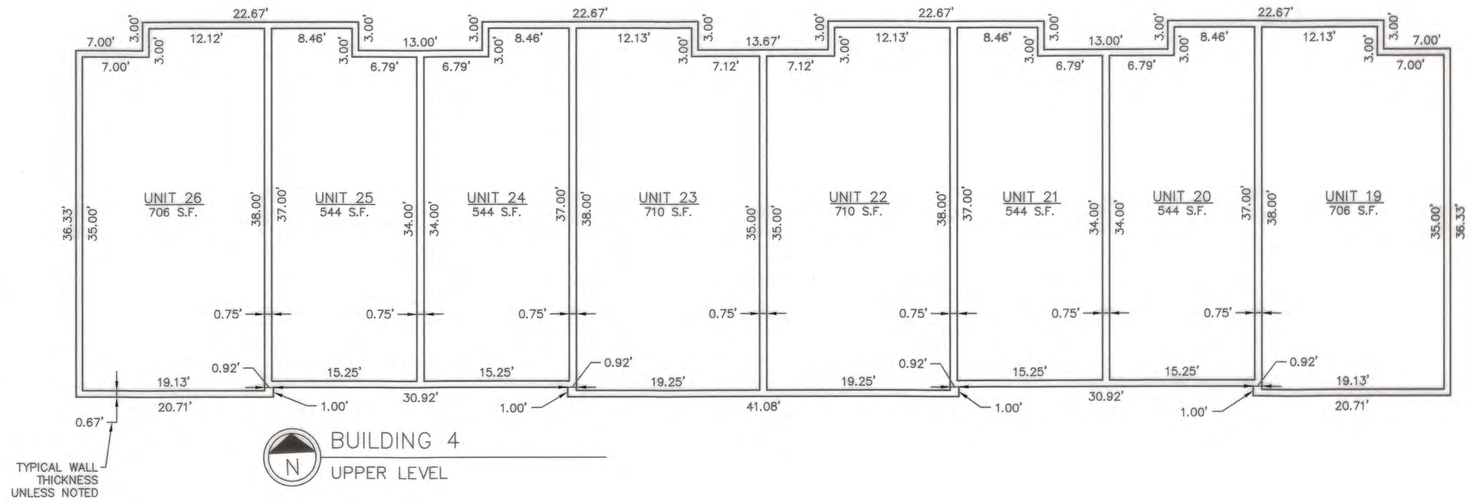
FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

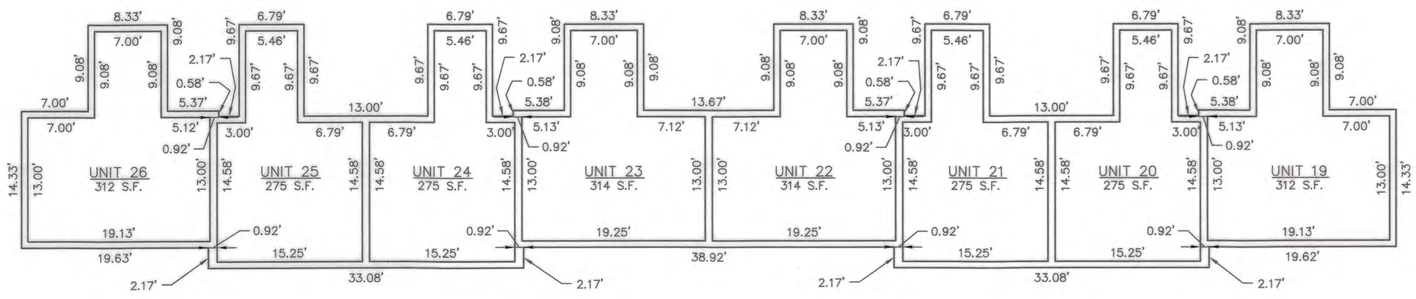
BOOK ____ OF PLATS, PAGE _____,
INSTRUMENT _____



BUILDING 4 ELEVATION VIEW



BUILDING 4
UPPER LEVEL



BUILDING 4
ATTIC LEVEL

LEGEND

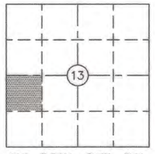
△ LCA–### — CALCULATED POINT NOTHING FOUND OR SET; LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.





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DATE	SCALE
10/08/2026	1" = 10'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	11 OF 15

26-182-CONDO.dwg PG11 BLD4-2

FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____ OF PLATS, PAGE _____
INSTRUMENT _____

BUILDING 5 UNIT AREAS:

UNIT 27
UNIT AREA: 2,319 S.F.
LCA: 93 S.F.

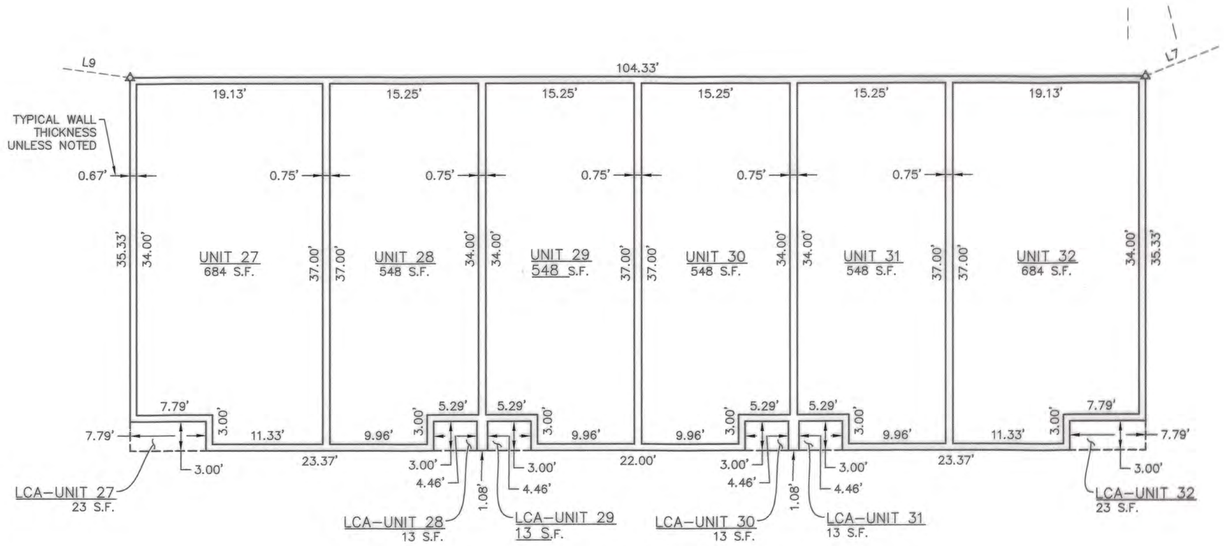
UNIT 28
UNIT AREA: 1,841 S.F.
LCA: 79 S.F.

UNIT 29
UNIT AREA: 1,841 S.F.
LCA: 79 S.F.

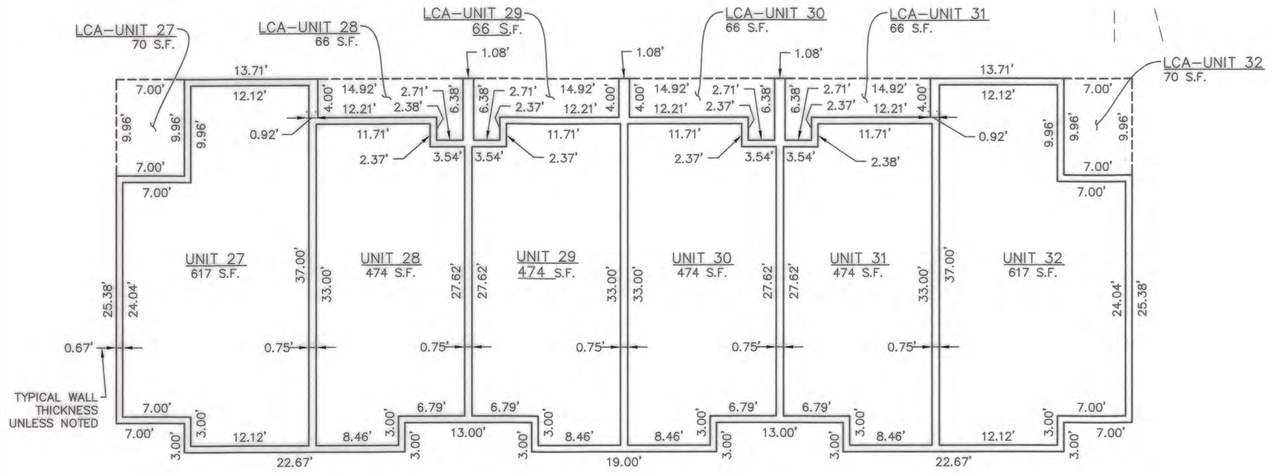
UNIT 30
UNIT AREA: 1,841 S.F.
LCA: 79 S.F.

UNIT 31
UNIT AREA: 1,841 S.F.
LCA: 79 S.F.

UNIT 32
UNIT AREA: 2,319 S.F.
LCA: 93 S.F.



N
BUILDING 5
LOWER LEVEL



N
BUILDING 5
MIDDLE LEVEL

LEGEND

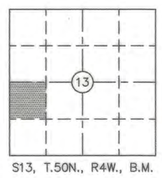
△ CALCULATED POINT
NOTHING FOUND OR SET

LCA–### LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

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LICENSED
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12-13-26
STATE OF IDAHO
TROY A. CARLSON



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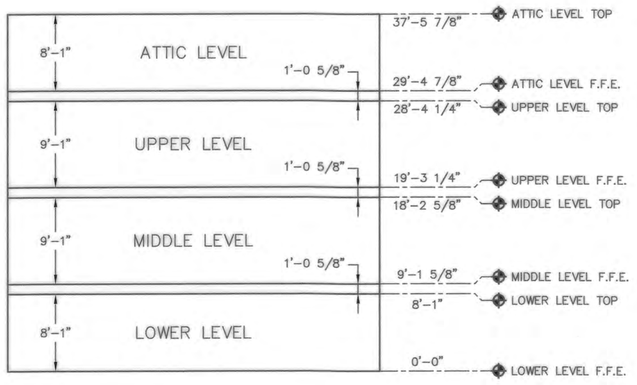
DATE	SCALE
10/08/2026	1" = 10'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	12 OF 15

26-182-CONDO.dwg PG12 BLD5-1

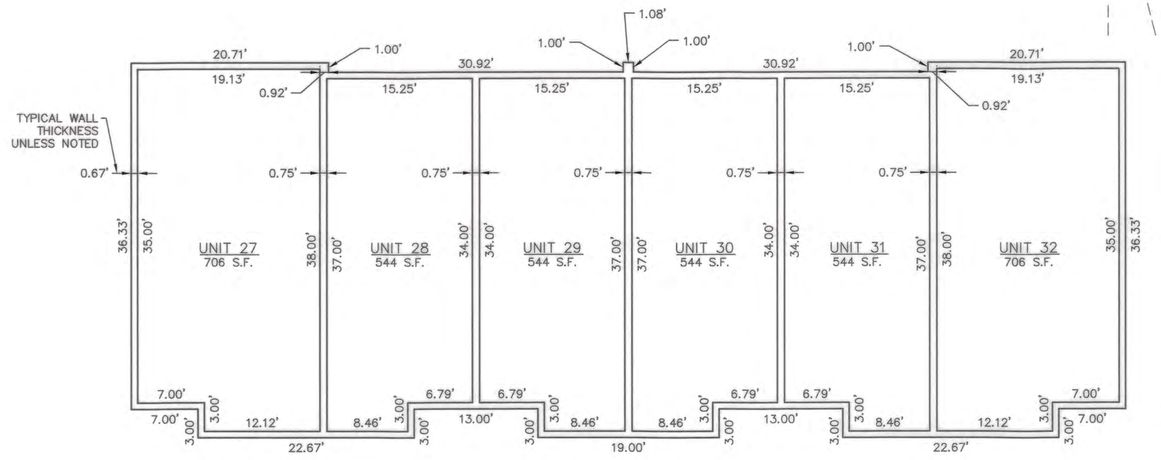
FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

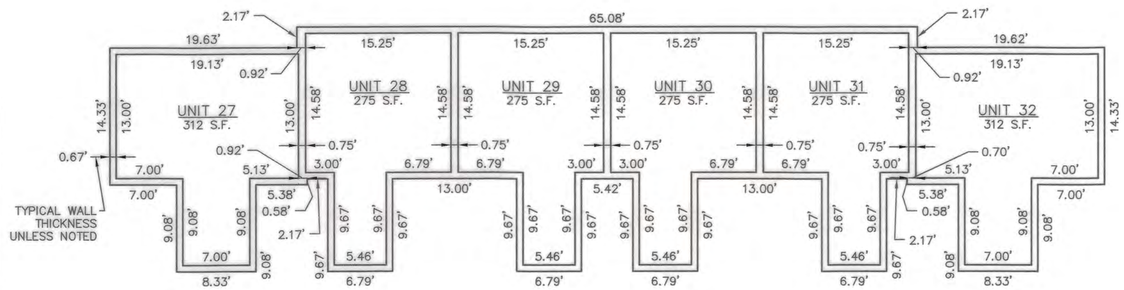
BOOK ____ OF PLATS, PAGE _____.
INSTRUMENT _____



BUILDING 5 ELEVATION VIEW



BUILDING 5
UPPER LEVEL



BUILDING 5
ATTIC LEVEL

LEGEND

△ CALCULATED POINT NOTHING FOUND OR SET

LCA–### LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

PROFESSIONAL LAND SURVEYOR LICENSED
15434
10-13-26
STATE OF IDAHO
TROY A. CARLSON

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DATE	SCALE
10/08/2026	1" = 10'
FIELD BOOK	DRAWN
24–044	JRB
PROJECT NUMBER	DRAWING NO.
26–182	13 OF 15

26-182-CONDO.dwg PG13 BLD5-2

FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____ OF PLATS, PAGE _____.
INSTRUMENT _____

BUILDING 6 UNIT AREAS:

UNIT 33
UNIT AREA: 2,241 S.F.
LCA: 292 S.F.

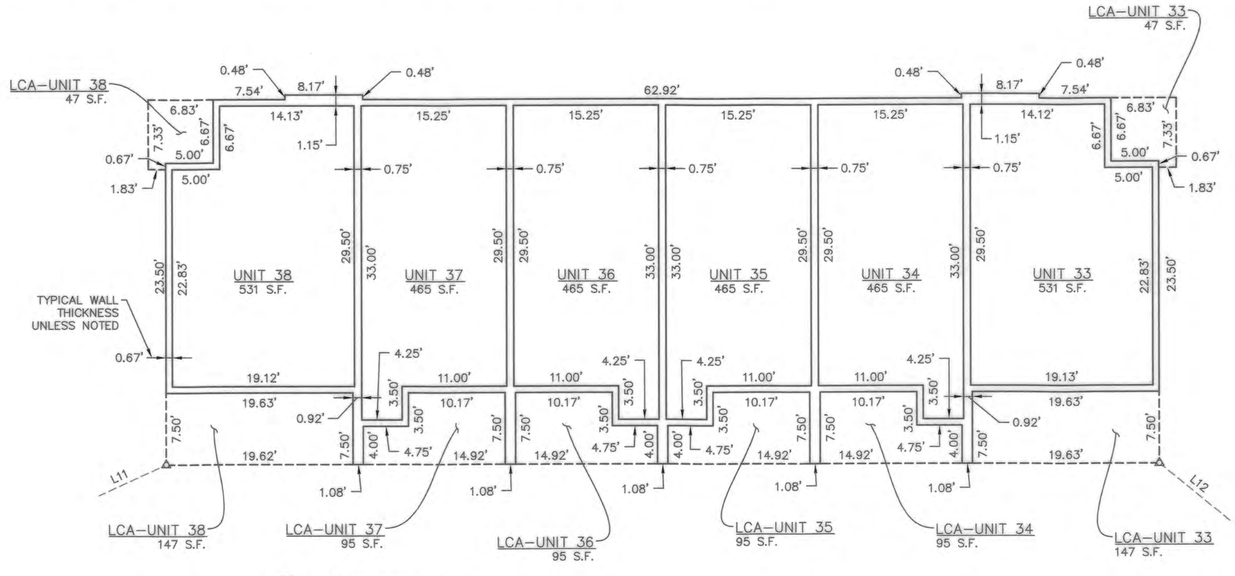
UNIT 34
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

UNIT 35
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

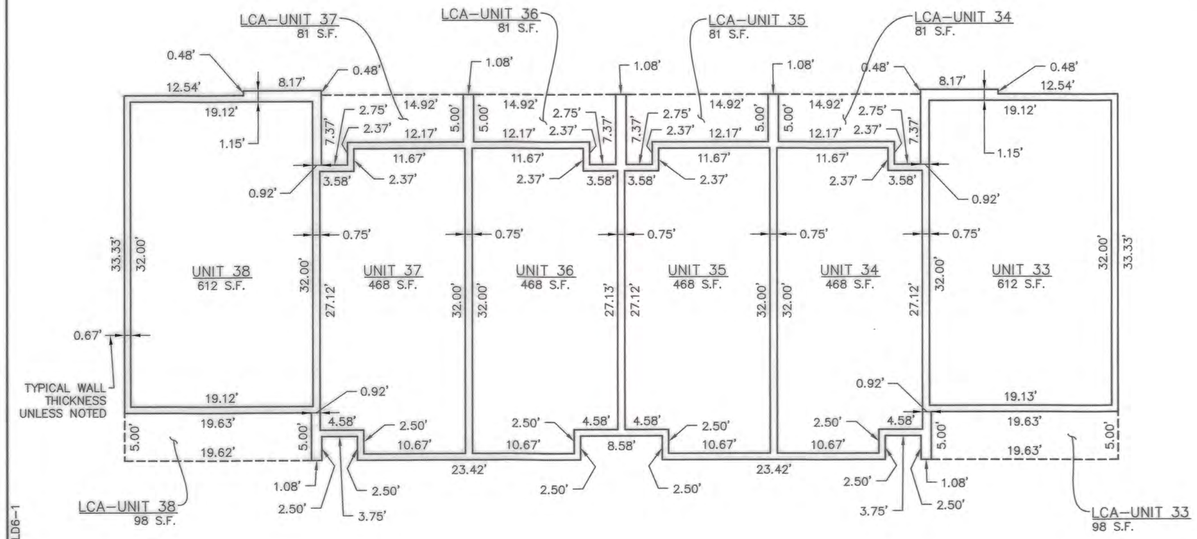
UNIT 36
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

UNIT 37
UNIT AREA: 1,757 S.F.
LCA: 176 S.F.

UNIT 38
UNIT AREA: 2,241 S.F.
LCA: 292 S.F.



BUILDING 6
LOWER LEVEL



BUILDING 6
MIDDLE LEVEL

LEGEND

CALCULATED POINT
NOTHING FOUND OR SET

LCA–### LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

PROFESSIONAL LAND SURVEYOR LICENSED 15434 10-13-26 STATE OF IDAHO TROY A. CARLSON

S13, T.50N., R4W., B.M.

storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000

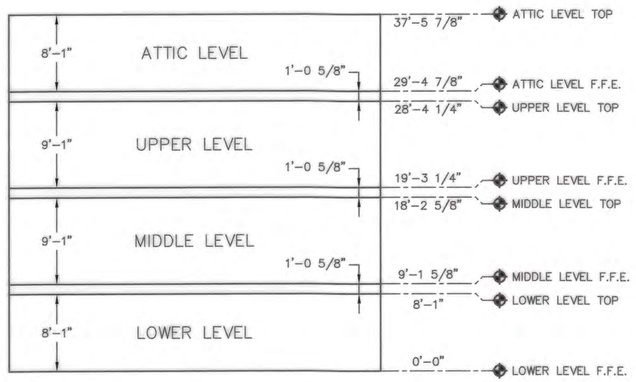
DATE 10/08/2026	SCALE 1" = 10'
FIELD BOOK 24–044	DRAWN JRB
PROJECT NUMBER 26–182	DRAWING NO. 14 OF 15

26–182–CONDO.dwg P614 BLD6–1

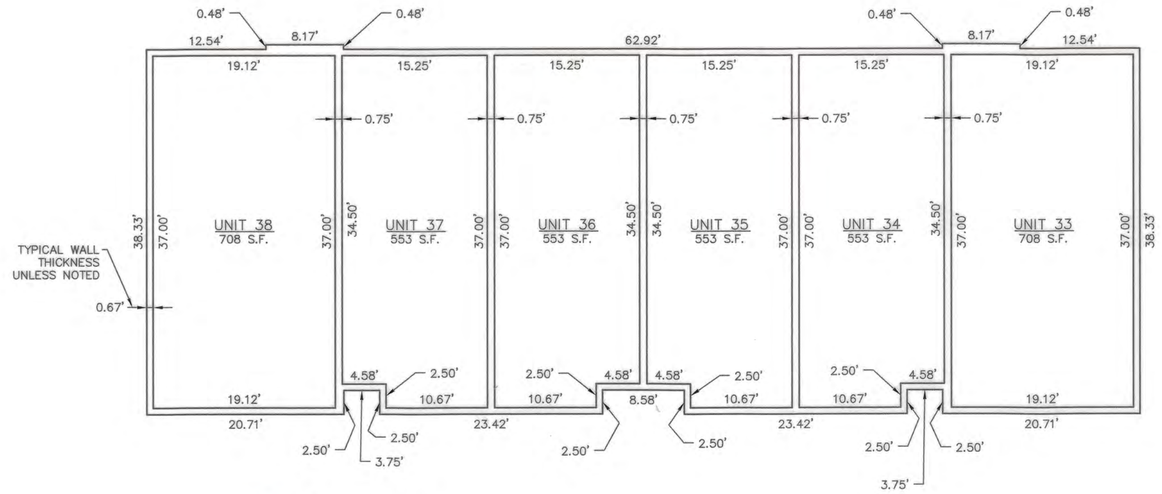
FIRST STREET TOWNS

A CONDOMINIUM PLAT OF LOT 1, BLOCK 1, ROOSEVELT ADDITION (BOOK M, PAGES 38–38A)
WITHIN GOVERNMENT LOT 8 (NW1/4 OF THE SW1/4),
SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

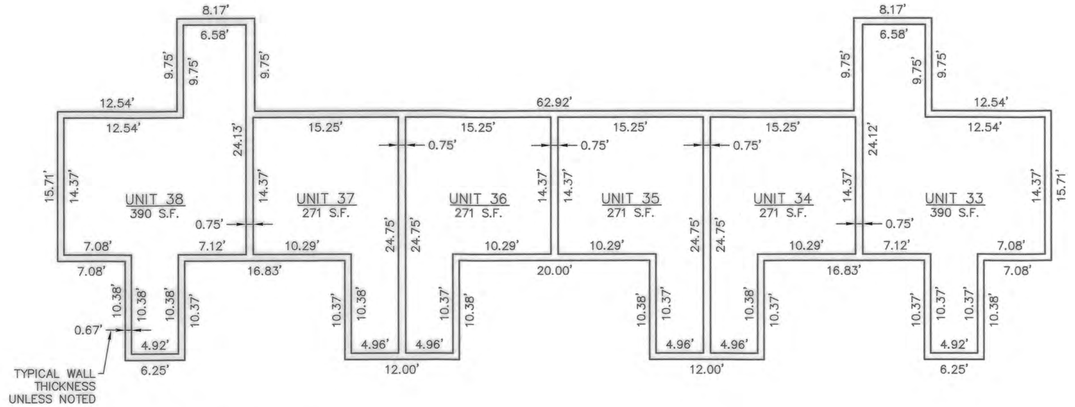
BOOK ____ OF PLATS, PAGE _____,
INSTRUMENT _____



BUILDING 1 ELEVATION VIEW



BUILDING 6
UPPER LEVEL



BUILDING 6
ATTIC LEVEL

LEGEND

△	CALCULATED POINT NOTHING FOUND OR SET
LCA–###	LIMITED COMMON AREA FOR UNIT ###

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

PROFESSIONAL LAND SURVEYOR LICENSED 15434 STATE OF IDAHO TROY A. CARLSON 10-17-26



S13, T.50N., R4W., B.M.

storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE 10/08/2026	SCALE 1" = 10'
FIELD BOOK 24–044	DRAWN JRB
PROJECT NUMBER 26–182	DRAWING NO. 15 OF 15

26–182–COND0.dwg PG15 BLD6–2

RESOLUTION NO. 26-090

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE FINAL PLAT, AND ACCEPTING THE SUBDIVISION IMPROVEMENT AGREEMENT AND SECURITY FOR THE JUNCTION AT KATHLEEN [S-3-25]; APPROVING THE FINAL PLAT, ACCEPTING THE INSTALLED PUBLIC INFRASTRUCTURE IMPROVEMENTS, AND APPROVING AN AGREEMENT FOR MAINTENANCE/WARRANTY AND SECURITY FOR THE FOUNDRY 2ND ADDITION [S-4-21]; AND APPROVING AN AGREEMENT WITH LH HOMES, LLC FOR REAL PROPERTY LOCATED AT 5446 N. MARTHA LOOP, FOR THE INSTALLATION OF A RADIANT HEAT SNOWMELT SYSTEM IN THE DRIVEWAY APPROACH AND ADJACENT SIDEWALK.

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

A) Approval of the Final Plat, and Acceptance of the Subdivision Improvement Agreement and Security for the Junction at Kathleen [S-3-25];

B) Approval of the Final Plat, Acceptance of the Installed Public Infrastructure Improvements, and Approval of an Agreement for Maintenance/Warranty and Security for the Foundry 2nd Addition [S-4-21];

C) Approval of an Agreement with LH Homes, LLC for real property located at 5446 N. Martha Loop, for installation of a radiant heat snowmelt system in the driveway approach and adjacent sidewalk;

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

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

DATED this 17th day of November, 2026.

_____
Daniel K. Gookin, Mayor

ATTEST:

_____
Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER ENGLISH	Voted
COUNCIL MEMBER MILLER	Voted
COUNCIL MEMBER SHECKLER	Voted
COUNCIL MEMBER EVANS	Voted
COUNCIL MEMBER GABRIEL	Voted
COUNCIL MEMBER WOOD	Voted

was absent. Motion .

CITY COUNCIL
STAFF REPORT

DATE: November 17, 2026
FROM: Dennis Grant, Engineering Project Manager
SUBJECT: **[S-3-25] Junction at Kathleen: Final Plat, Subdivision Improvement Agreement and Security Approval**

DECISION POINT

Staff is requesting the following:

1. Approval of the final plat document, a four (4) lot Commercial subdivision.
2. Acceptance of the subdivision improvement agreement and accompanying security.

HISTORY

a. Applicant: Ryan Nipp, Manager
Glacier 505, LLC
2100 NW Blvd # 350
Coeur d'Alene, ID 83814

b. Location: Southeast Corner of Hanley Avenue & Huetter Road

c. Previous Action:

1. Preliminary plat approval, December 9, 2025

FINANCIAL ANALYSIS

The developer is furnishing security in the amount of $1,007,380.64 which covers the outstanding cost of the uninstalled infrastructure installations that are required for this development.

PERFORMANCE ANALYSIS

The developer has completed the necessary subdivision agreement and is bonding for the outstanding infrastructure items (Storm water drainage facilities, sewer and water facilities, signs, concrete curb and sidewalk, trails and landscaping, and street improvements) in order to receive final plat approval. The installation of the agreement and security enables the developer to receive final plat approval and sell platted lots, however, occupancies will not be allowed until all infrastructure installation has been completed, and, the improvements accepted by the City. The developer has stated that all infrastructure installations will be complete by March 31, 2027.

DECISION POINT RECOMMENDATION

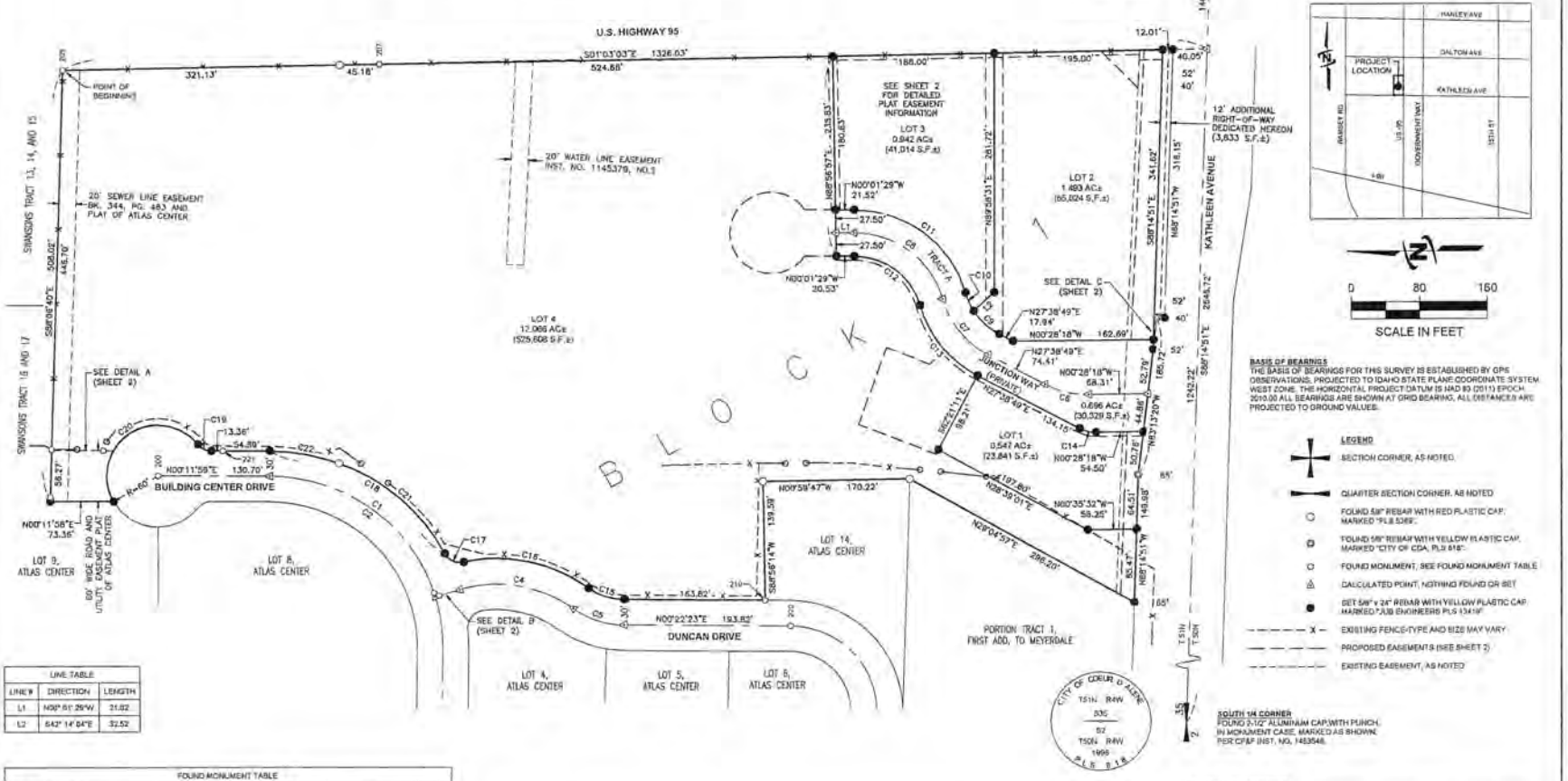
1. Approve the final plat document.
2. Approve the subdivision improvement agreement and accompanying security.

JUNCTION AT KATHLEEN

A REPLAT OF LOTS 10, 11, 12, AND 13, BLOCK 1 OF ATLAS CENTER, TOGETHER WITH A PORTION OF GOV'T LOT 4, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

PLAT BOOK _____ PAGE _____

INSTRUMENT NO. _____



SOUTHEAST CORNER
FOUND 3-1/2" ALUMINUM CAP, IN MONUMENT CASE, MONUMENT IS IN POOR CONDITION AND THE MARKINGS ARE ILLEGIBLE. MARKED AS SHOWN PER CP&F INST. NO. 2924118000

VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS ESTABLISHED BY GPS OBSERVATIONS, PROJECTED TO IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, THE HORIZONTAL PROJECT DATUM IS NAD 83 (2011) EPOCH 2010.00 ALL BEARINGS ARE SHOWN AT GRID BEARING, ALL DISTANCES ARE PROJECTED TO GROUND VALUES.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER SECTION CORNER, AS NOTED
- FOUND 5/8" REBAR WITH RED PLASTIC CAP, MARKED "PLS 5269".
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "CITY OF CDA, PLS 818".
- FOUND MONUMENT, SEE FOUND MONUMENT TABLE
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- X — EXISTING FENCE-TYPE AND SIZE MAY VARY
- PROPOSED EASEMENT (SEE SHEET 2)
- EXISTING EASEMENT, AS NOTED

SOUTH 1/4 CORNER
FOUND 3-1/2" ALUMINUM CAP WITH PUNCH, IN MONUMENT CASE, MARKED AS SHOWN PER CP&F INST. NO. 1483548.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 01' 29"W	21.52
L2	S42° 14' 54"E	32.52

FOUND MONUMENT TABLE	
POINT #	DESCRIPTION
200	3-1/2" ALUMINUM CAP, IN MONUMENT CASE, MARKED "CNTR OF C-D-I&C, PLS 5269, 1995".
201	5/8" REBAR WITH RED PLASTIC CAP, DISTURBED, REPLACED WITH YELLOW PLASTIC CAP AS SHOWN
202	1/2" REBAR, NO CAP
203	1/2" REBAR WITH BUSTED YELLOW PLASTIC CAP
204	5/8" REBAR WITH RED PLASTIC CAP, ILLEGIBLE, 0.5'± BELOW SURFACE
205	5/8" REBAR, NO CAP, ADDED YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
207	5/8" REBAR WITH RED PLASTIC CAP, ILLEGIBLE
217	2" ALUMINUM CAP WITH PUNCH, IN MONUMENT CASE, MARKED "INTEX" PLS 5269; 5' (WITH ARROW); 1995"
218	2" ALUMINUM CAP WITH PUNCH, IN MONUMENT CASE, MARKED "INTEX" PLS 5269; 5' (WITH ARROW); 1995"
219	FOUND REBAR, DISTURBED
220	3" ALUMINUM CAP, WITH PUNCH, IN MONUMENT CASE, MARKED "PT; PLS 5269; 1995"
221	PK NAIL WITH WASHER, ILLEGIBLE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	254.54'	280.00'	72°58'10"	N08°39'34"E	237.70'
C2	249.58'	200.00'	71°29'40"	N35°56'49"E	233.68'
C3	4.97'	200.00'	1°25'30"	N72°34'24"E	4.97'
C4	138.54'	150.00'	52°53'27"	N09°34'52"E	133.68'
C5	62.25'	100.00'	35°40'13"	N18°12'30"E	61.26'
C6	52.51'	107.00'	28°07'07"	N13°35'15"E	51.99'
C7	86.94'	107.00'	46°33'12"	N50°55'25"E	84.57'
C8	138.62'	107.00'	74°13'30"	N37°05'16"E	129.12'
C9	40.95'	79.50'	29°30'58"	N42°24'16"E	40.50'
C10	23.64'	79.50'	17°02'14"	N55°40'53"E	23.55'
C11	174.24'	134.56'	74°13'30"	N37°05'16"E	162.31'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C12	102.89'	79.50'	74°13'30"	N37°05'16"E	95.84'
C13	109.28'	134.56'	46°33'12"	N50°55'25"E	106.30'
C14	19.63'	40.00'	28°07'07"	N13°35'15"E	19.43'
C15	43.58'	70.00'	35°40'13"	N18°12'29"E	42.88'
C16	152.70'	180.00'	48°36'16"	N11°44'28"E	148.16'
C17	25.93'	20.00'	74°16'54"	N24°34'37"E	24.15'
C18	246.94'	230.00'	61°30'55"	N30°57'27"E	235.25'
C19	17.91'	20.00'	51°18'04"	N25°51'31"E	17.32'
C20	179.66'	60.00'	171°33'38"	N24°18'46"W	119.87'
C21	165.20'	230.00'	41°09'11"	N41°08'16"E	161.67'
C22	81.74'	230.00'	20°21'44"	N10°22'51"E	81.31'

SURVEYOR'S CERTIFICATE
I, JEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS IN CONFORMITY WITH THE IDAHO CODES RELATING TO PLATS AND SUBDIVISIONS.

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

PRELIMINARY

JUB
J-U-B ENGINEERS, INC.
745 W. Hanley Ave, Suite 301
Coeur d'Alene, ID 83815
p (208 762 8787 w| www.jub.com

Dwg Name: 20-25-044 V-FP
Date: October 20, 2026
Dr.: DPG | Ch: GJR | Sheet 1 of 3

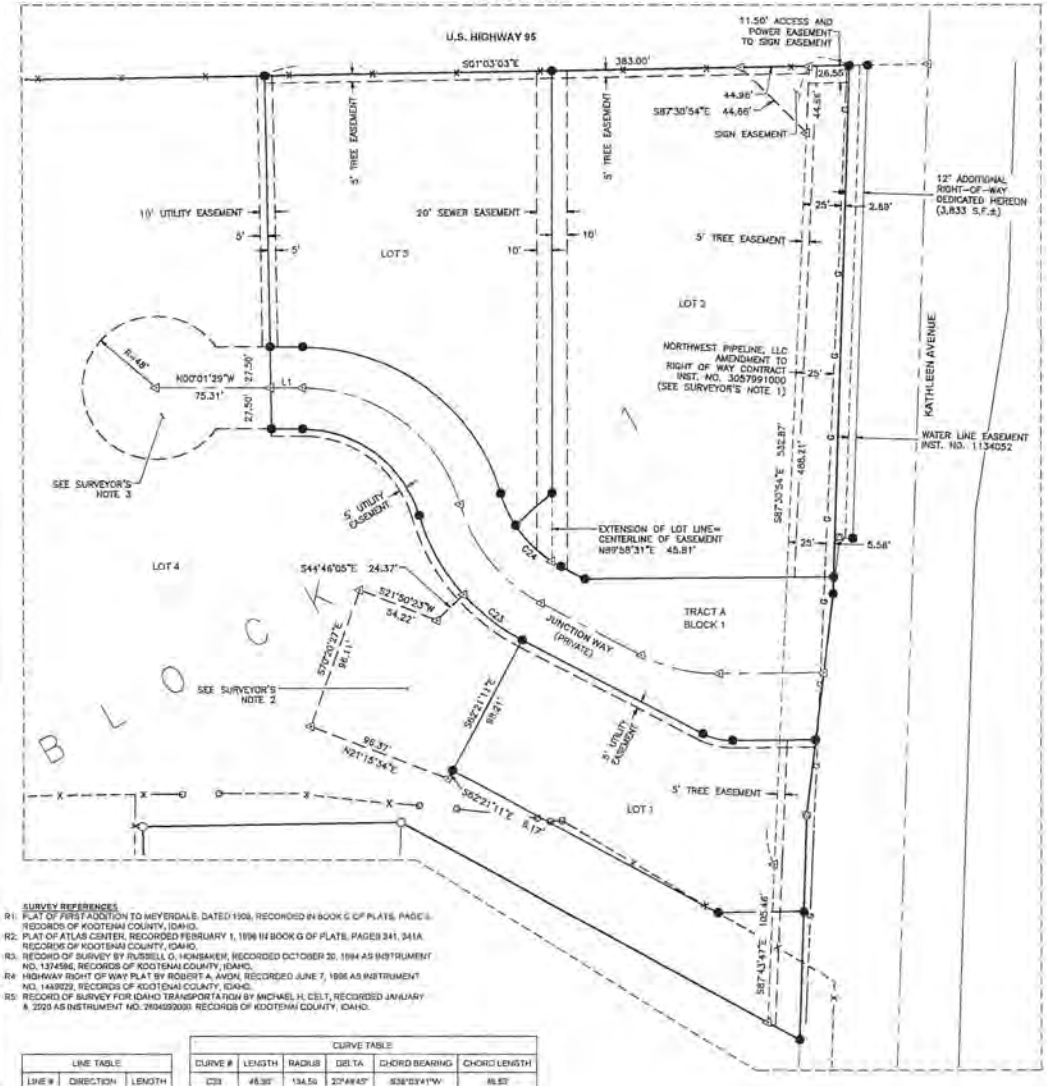
JUNCTION AT KATHLEEN

PLAT BOOK _____ PAGE _____

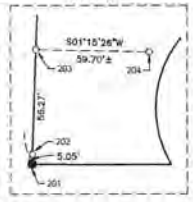
INSTRUMENT NO. _____

A REPLAT OF LOTS 10, 11, 12, AND 13, BLOCK 1 OF ATLAS CENTER, TOGETHER WITH A PORTION OF GOV'T LOT 4, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

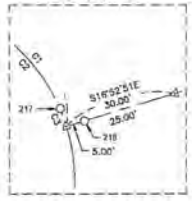
PLAT EASEMENT DETAIL
NOT TO SCALE



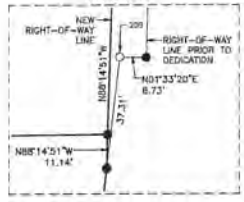
DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE



NARRATIVE

THIS SURVEY AND SUBDIVISION WAS PERFORMED AT THE REQUEST OF GLACIER 505 KATHLEEN, LLC FOR THE PURPOSE OF COMPLETING A BOUNDARY SURVEY OF THE OVERALL PROPERTY AND A SUBDIVISION PLAT OF THE FIRST PHASE OF A MULTI-PHASE PROJECT. THIS PHASE IS COMPRISED OF THREE LOTS, ONE TRACT FOR A PRIVATE ROADWAY AND UTILITIES AND A REMAINDER LOT WHICH WILL BE RESUBDIVIDED IN FUTURE PROJECT PHASES.

THE SUBJECT PROPERTY WAS ACQUIRED BY GLACIER 505 KATHLEEN, LLC VIA DEED INSTRUMENT NO.'S 2639841005 AND 2611942000.

AFTER A DILIGENT REVIEW OF THE RECORD, TITLE REPORT AND OTHER DOCUMENTS WAS PERFORMED, A FIELD SURVEY WAS CONDUCTED TO LOCATE CONTROLLING MONUMENTS AS SHOWN HEREON. MY ANALYSIS DID NOT REVEAL ANY NOTABLE ENCROACHMENTS OR MATERIAL DISCREPANCIES.

EASEMENTS ENCUMBERING OR BENEFITING THE PROPERTY AS DISCLOSED BY THE TITLE REPORT WERE ANALYZED AND PLOTTED AS SHOWN.

WHERE NOT PREVIOUSLY MONUMENTED, WE SET MONUMENTS ALONG THE BOUNDARY OF THE PLAT AND AT LOT AND BLOCK CORNERS AS SHOWN HEREON.

THE FIELD WORK FOR THIS PROJECT BEGAN MID-2025 AND WILL CONTINUE THROUGH COMPLETION OF ALL PHASES.

LEGEND

- △ CALCULATED POINT, NOTHING FOUND OR SET
- ● SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- ○ FOUND 5/8" REBAR WITH RED PLASTIC CAP, MARKED "PLS 5289", ALL OTHERS SEE FOUND MONUMENT TABLE (SHEET 1)
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "CITY OF CDA PLS 818", ALL OTHERS SEE FOUND MONUMENT TABLE (SHEET 1)
- ◻ FOUND MONUMENT, SEE FOUND MONUMENT TABLE (SHEET 1)
- EXISTING EASEMENT, AS NOTED
- PROPOSED EASEMENT, AS NOTED
- G EXISTING UNDERGROUND WILLIAMS GAS PIPELINE PER UTILITY MARKS AND THE SURVEYED LOCATION OF THE PIPE WHEN POSITIONS WERE UNEARTHED

SURVEYOR'S NOTE

1. **INSTRUMENT NO. 3057991000 IS AN AMENDMENT TO BOOK 169, PAGE 387, WHICH IS A RIGHT OF WAY CONTRACT FOR A HIGH PRESSURE GAS LINE. THE AMENDED RIGHT OF WAY WIDTH IS 25' ON EACH SIDE OF THE EXISTING GAS LINE. THEREFORE, THE RIGHT OF WAY EXTENDS 25' NORTHERLY AS SHOWN HEREON AND SINCE THE RIGHT-OF-WAY OF KATHLEEN AVENUE IS CLOSER TO THE GAS LINE THAN 25' IN ALL LOCATIONS WITHIN THIS PLAT, THE SOUTHERLY RIGHT OF WAY FOR THE GAS LINE TRUNCATES AT THE NORTHERLY RIGHT-OF-WAY LINE OF KATHLEEN AVENUE, AS SHOWN HEREON.**
2. TEMPORARY DRAINAGE EASEMENT BENEFITING LOTS 1, 2, AND 3, BLOCK 1 SHOWN HEREON. A PERMANENT TREATMENT AREA WILL BE CONSTRUCTED IN A FUTURE PROJECT PHASE. UPON IT'S COMPLETION AND CITY APPROVAL THEREOF, INCLUDING RELATED INFRASTRUCTURE, STORMWATER WILL BE REDIRECTED TO THAT LOCATION. WHEN STORMWATER TREATMENT IS REDIRECTED, THIS EASEMENT SHALL TERMINATE WITHOUT FURTHER ACTION REQUIRED.
3. TEMPORARY EASEMENT FOR EMERGENCY VEHICLE TURNAROUND. EASEMENT WILL TERMINATE OR BE RELOCATED WHEN THE NEXT PHASE OF THIS PROJECT IS COMPLETED AND JUNCTION WAY IS EXTENDED. WHEN ALL PHASES ARE COMPLETE, THIS ROAD WILL TIE INTO BUILDING CENTER DRIVE, ELIMINATING THE NEED FOR THE TEMPORARY TURNAROUND.

SURVEY REFERENCES

- R1: PLAT OF FIRST ADDITION TO MEYERDALE, DATED 1909, RECORDED IN BOOK G OF PLATS, PAGE 6, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R2: PLAT OF ATLAS CENTER, RECORDED FEBRUARY 1, 1996 IN BOOK G OF PLATS, PAGES 341, 341A, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R3: RECORD OF SURVEY BY RUSSELL O. HONSAKER, RECORDED OCTOBER 30, 1984 AS INSTRUMENT NO. 1374586, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R4: HIGHWAY RIGHT OF WAY PLAT BY ROBERT A. AMON, RECORDED JUNE 7, 1966 AS INSTRUMENT NO. 144922, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R5: RECORD OF SURVEY FOR IDAHO TRANSPORTATION BY MICHAEL H. CELT, RECORDED JANUARY 8, 2020 AS INSTRUMENT NO. 2604092000, RECORDS OF KOOTENAI COUNTY, IDAHO.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°01'29"W	21.02'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C23	46.35'	134.50	20°44'45"	S38°03'41"W	46.53'
C24	34.24'	79.50	24°40'41"	S44°46'26"W	33.98'

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

SURVEYOR'S CERTIFICATE

I, JEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS IN CONFORMITY WITH THE IDAHO CODES RELATING TO PLATS AND SUBDIVISIONS.

J-U-B ENGINEERS, INC.

745 W. Hanley Ave, Suite 301
Coeur d'Alene, ID 83815
p | 208 762 8787 w | www.jub.com

Dwg Name: 20-25-044_V.FP
Date: October 20, 2026
Dr: DFG | Ch: CJR | Sheet 2 of 3

JUNCTION AT KATHLEEN

A REPLAT OF LOTS 10, 11, 12, AND 13, BLOCK 1 OF ATLAS CENTER, TOGETHER WITH A PORTION OF GOV'T LOT 4, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

PLAT BOOK _____ PAGE _____
INSTRUMENT NO. _____

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT GLACIER 505 KATHLEEN, LLC IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, SAID PROPERTY BEING A REPLAT OF LOTS 10, 11, 12, AND 13, BLOCK 1 OF THE PLAT OF ATLAS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK G OF PLATS, PAGES 341 AND 341A, RECORDS OF KOOTENAI COUNTY, IDAHO, TOGETHER WITH A PORTION OF GOVT LOT 4, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 95;
THENCE SOUTH 01°03'03" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,265.58 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF KATHLEEN AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1. NORTH 88°14'51" WEST, A DISTANCE OF 316.15 FEET;
2. NORTH 01°33'20" EAST, A DISTANCE OF 9.73 FEET;
3. NORTH 83°13'20" WEST, A DISTANCE OF 185.72 FEET;
4. NORTH 88°14'51" WEST, A DISTANCE OF 149.98 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN DEED INSTRUMENT NUMBER 2018042000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE NORTH 29°04'37" EAST ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY A DISTANCE OF 299.26 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 1 OF SAID PLAT OF ATLAS CENTER;
THENCE NORTH 00°59'47" WEST ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 170.22 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 14;
THENCE SOUTH 88°56'14" WEST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 139.69 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF DUNCAN DRIVE AS SHOWN ON SAID PLAT OF ATLAS CENTER;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1. NORTH 00°22'23" EAST, A DISTANCE OF 163.82 FEET;
2. 43.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 35°40'13", SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 18°12'29" EAST A CHORD DISTANCE OF 42.88 FEET;
3. 152.70 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 48°36'16", SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 11°44'28" EAST A CHORD DISTANCE OF 148.16 FEET;
4. 25.93 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 74°15'34", SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 34°34'37" EAST A CHORD DISTANCE OF 24.15 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF BUILDING CENTER DRIVE AS SHOWN ON SAID PLAT OF ATLAS CENTER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1. 246.94 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 51°30'55", SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 30°57'27" EAST A CHORD DISTANCE OF 235.25 FEET;
2. NORTH 09°11'59" EAST, A DISTANCE OF 68.25 FEET;
3. 17.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 51°18'04", SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 25°51'31" EAST A CHORD DISTANCE OF 17.32 FEET;
4. 179.88 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 171°13'39", SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 34°18'46" WEST A CHORD DISTANCE OF 119.67 FEET, MORE OR LESS, TO THE WESTERLY LINE OF LOT 10, BLOCK 1 OF SAID PLAT OF ATLAS CENTER;

THENCE NORTH 00°11'58" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 73.39 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY OF SAID LOT 10;
THENCE SOUTH 88°06'40" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 368.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 15.833 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO: EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND/OR APPEARING ON ABOVE-DESCRIBED PARCEL.

10 FEET OF ADDITIONAL RIGHT-OF-WAY IS HEREBY DEDICATED TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE AS SHOWN HEREON FOR KATHLEEN AVENUE.

A 6-FOOT TREE EASEMENT IS HEREBY GRANTED TO THE CITY OF COEUR D'ALENE AS SHOWN HEREON.

A 20-FOOT SEWER EASEMENT IS HEREBY GRANTED TO THE CITY OF COEUR D'ALENE ACROSS LOTS 2 AND 3, BLOCK 1 AS SHOWN HEREON.

A 10-FOOT UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY OF COEUR D'ALENE ACROSS LOTS 3 AND 4, BLOCK 1 AS SHOWN HEREON.

A WATER AND SEWER EASEMENT IS HEREBY GRANTED TO THE CITY OF COEUR D'ALENE ACROSS TRACT A, BLOCK 1.

TEMPORARY EASEMENTS ARE HEREBY GRANTED FOR AN EMERGENCY VEHICLE TURNAROUND AND STORMWATER TREATMENT ACROSS LOT 4, BLOCK 1 AS SHOWN HEREON, SUBJECT TO THE CONDITIONS FOR TERMINATION AS STATED IN THE SURVEYORS NOTES RELATED TO SAID TEMPORARY EASEMENTS ON SHEET 1 OF THIS PLAT.

A SIGN EASEMENT AND AN ACCESS/UTILITY EASEMENT SERVING THE SIGN EASEMENT AREA FROM KATHLEEN AVENUE ACROSS LOT 3, BLOCK 1, AS SHOWN HEREON, ARE HEREBY RESERVED UNTO GLACIER 505 KATHLEEN, LLC.

A 6-FOOT UTILITY EASEMENT IS HEREBY RESERVED UNTO GLACIER 505 KATHLEEN, LLC ADJACENT TO, ALONG AND SOUTHERLY OF THE SOUTHERLY BOUNDARY OF TRACT A, AS SHOWN HEREON.

LOTS 1, 2, AND 3, BLOCK 1 ARE HEREBY GRANTED AN ACCESS EASEMENT ACROSS TRACT A.

THE EASEMENT RESERVATIONS UNTO GLACIER 505 KATHLEEN, LLC EXPRESSLY INCLUDE THE RIGHT TO GRANT, CONVEY, ASSIGN, OR OTHERWISE AUTHORIZE ADDITIONAL NONEXCLUSIVE EASEMENTS, LICENSES, PERMITS AND RIGHTS OF USE WITHIN SAID EASEMENT AREAS TO PUBLIC OR PRIVATE UTILITY PROVIDERS, GOVERNMENTAL ENTITIES, AND OTHER PERSONS OR ENTITIES FOR PURPOSES CONSISTENT WITH THE FOREGOING RESERVATION, WITHOUT FURTHER CONSENT OR JOINDER OF THE OWNERS OF THE AFFECTED LOTS. ALL SUCH SUBSEQUENT RIGHTS SHALL REMAIN WITHIN THE BOUNDARIES AND PURPOSES OF THE EASEMENTS RESERVED HEREIN AND SHALL NOT ENLARGE THE BURDEN UPON THE AFFECTED LOTS BEYOND THE SCOPE OF THE PURPOSES STATED HEREON.

LOTS AND TRACTS PLATTED HEREON, (INCLUDING ADDITIONAL LOTS, BLOCKS AND TRACTS CREATED IN FUTURE RESUBDIVISIONS OF LOT 4, BLOCK 1, OR PORTIONS THEREOF, FOR FUTURE PHASES OF THIS DEVELOPMENT) ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) RECORDED CONTEMPORANEOUSLY WITH THIS PLAT AS INSTRUMENT NUMBER _____.

THE OWNERS OF LOTS 1, 2, & 3, BLOCK 1 SHALL SHARE THE COST OF MAINTAINING THE PRIVATE ROAD, JUNCTION WAY, WITHIN TRACT A. ADDITIONAL LOTS WILL BE CREATED FOR FUTURE PHASES OF THIS DEVELOPMENT, AND JUNCTION WAY WILL BE EXTENDED. MAINTENANCE COSTS FOR THE PRIVATE ROAD WILL BE SHARED BY ALL LOTS WITHIN THE DEVELOPMENT PLATTED AT THAT POINT IN TIME, IN ACCORDANCE WITH THE PROVISIONS AND ALLOCATIONS SET FORTH IN THE CC&R'S REFERENCED ABOVE, OR AS THEY MAY BE AMENDED IN THE FUTURE.

WATER SERVICE TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.

SEWER SERVICE TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.

_____ _____
GLACIER 505 KATHLEEN, LLC DATE
BY: CHARLES R. NIPP, MEMBER

ACKNOWLEDGEMENT

THE STATE OF _____)
) SS
COUNTY OF _____)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____
BY **CHARLES R. NIPP** AS A **MEMBER**, ON BEHALF OF **GLACIER 505 KATHLEEN, LLC.**

_____
NOTARY PUBLIC

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING AT _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE
I, JEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS IN CONFORMITY WITH THE IDAHO CODES RELATING TO PLATS AND SUBDIVISIONS.

PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL PRELIMINARY

PANHANDLE HEALTH DISTRICT CERTIFICATE
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF COEUR D'ALENE AND THE QLPE 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

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

CITY ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT, THIS _____ DAY OF _____, 20_____

_____
CHRISTOPHER BOSLEY, PE 10804
CITY OF COEUR D'ALENE, ENGINEER

COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNER'S CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____, DATED THIS _____ DAY OF _____, 20_____.

_____
KOOTENAI COUNTY TREASURER

COUNTY SURVEYOR CERTIFICATE
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE OF IDAHO CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

THIS _____ DAY OF _____, 20_____

PROFESSIONAL LAND SURVEYOR LICENSED 13483 STATE OF IDAHO RODNEY B. JONES PRELIMINARY

COUNTY RECORDER'S CERTIFICATE
I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY THIS _____ DAY OF _____, 20_____ AT _____ IN BOOK _____ OF PLATS, AT PAGE(S) _____ AS INSTRUMENT NUMBER _____ AT THE REQUEST OF _____, FEE _____.

_____
KOOTENAI COUNTY CLERK

LENDER CONSENT
THE UNDERSIGNED, AS A LIENHOLDER FOR GLACIER 505 KATHLEEN, LLC, HEREBY ACKNOWLEDGES, CONSENTS AND AGREES TO THE RECORDATION THIS PLAT.

DATED THIS _____ DAY OF _____, 20____, WASHINGTON TRUST BANK

_____
BY: _____

ACKNOWLEDGEMENT
THE STATE OF _____)
) SS
COUNTY OF _____)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____ AS A _____ ON BEHALF OF **WASHINGTON TRUST BANK.**

_____
NOTARY PUBLIC

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING AT _____

MY COMMISSION EXPIRES _____

J-U-B ENGINEERS, INC.
745 W. Hanley Ave, Suite 301
Coeur d'Alene, ID 83815
p | 208.762.8787 w| www.jub.com

Dwg Name: 20-25-044_V-FP
Date: October 20, 2026
Dr: DFG | Ch: GJR | Sheet: 3 of 3

AGREEMENT TO PERFORM SUBDIVISION WORK

Junction at Kathleen

THIS AGREEMENT made this 17th day of November, 2026 between GLACIER 505 KATHLEEN, LLC, whose address is 2100 Northwest Blvd, Suite 350, Coeur d'Alene, ID 83814, with Charles R. Nipp, 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, subject to completion of the required improvements, the subdivision plat of Junction at Kathleen, a four (4) lot, commercial development in Coeur d'Alene, located in the Southwest Quarter of the Southeast Quarter of Section 35, Township 51 North, Range 4 West, Boise Meridian, City of Coeur d'Alene, Kootenai County, Idaho; NOW, THEREFORE,

IT IS AGREED AS FOLLOWS:

The Developer agrees to complete the following public improvements: Storm water drainage facilities, sewer and water facilities, signs, concrete curb and sidewalk, trails and landscaping, and street improvements, as required under Title 16 of the Coeur d'Alene Municipal Code, on or before the 31st day of March, 2027. Said improvements are more particularly described on the submitted estimate of probable construction costs dated October 22, 2026 attached as Exhibit 'A' and signed by Cole Henderson, PE, #21506 of JUB Engineers, whose address is 745 W. Hanley Avenue, Coeur d'Alene, ID 83815, on file in the City of Coeur d'Alene Engineering Department's office and incorporated herein by reference.

The Developer, prior to recording the plat, shall deliver to the City, security in the amount of One Million Seven Thousand Three Hundred Eighty and 64/100 Dollars ($1,007,380.64) securing the obligation of the Developer to complete the subdivision improvements referred to herein. Should the Developer noted herein fail to complete the improvements within the time herein provided, the City may utilize the funds to complete or have the improvements completed. In the event the City completes the improvements as a result of the Developer's default, the Developer shall be responsible for any costs that exceed the installed security for the public improvements noted herein.

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

City of Coeur d'Alene

Daniel K. Gookin, Mayor

GLACIER 505 KATHLEEN, LLC

Charles R. Nipp, Manager

ATTEST:

Renata McLeod, City Clerk

EXHIBIT 'A'

Performance Bond Estimate
The Village at Kathleen - Phase 1

Kathleen Ave & Hwy 95, Coeur d'Alene, Idaho
Prepared by: Young Construction Group
Date: 10/15/2026

Item	Description	Quantity	Unit	Unit Price	Total Price
	Mobilization & Erosion Control				
1	Mobilization - Site Work & Utilities	1	LS	$ 18,328.16	$ 18,328.16
2	Mobilization - Paving	1	LS	$ 1,950.00	$ 1,950.00
3	Silt Fence	350	LF	$ 8.38	$ 2,933.00
4	Construction Entrance	1	EA	$ 2,803.03	$ 2,803.03
	Subtotal - Mobilization & Erosion Control				**$ 26,014.19**
	Demolition				
5	Saw Cut & Remove Asphalt	3,036	SF	$ 0.73	$ 2,216.28
6	Concrete Demolition	1,300	SF	$ 0.97	$ 1,261.00
7	Sawcut to Match Existing Pavement Edge	300	LF	$ 2.50	$ 750.00
8	Water Main Sawcut, Trench & Repair	1	LS	$ 1,921.86	$ 1,921.86
9	Abandon Water Line in Place	280	LF	$ 6.81	$ 1,906.80
10	Remove Domestic Water Pipe	250	LF	$ 5.17	$ 1,292.50
11	Remove Existing Sanitary Sewer & Plug MH	220	LF	$ 9.17	$ 2,017.40
12	Existing Tree Removal	3	EA	$ 489.76	$ 1,469.28
	Subtotal - Demolition				**$ 12,835.12**
	Earthwork & Subgrade				
13	On-Site Lot Grading per Plan & Profiles	4,933	CY	$ 17.35	$ 85,587.55
14	Excavation to Embankment	2,176	CY	$ 5.78	$ 12,577.28
15	Road Subgrade Prep	1	LS	$ 5,373.83	$ 5,373.83
16	Sidewalk Subgrade Prep	5,562	SF	$ 2.15	$ 11,958.30
17	Curb & Gutter Subgrade Prep	1,465	LF	$ 6.89	$ 10,093.85
18	Cul-de-Sac Subgrade w/ 9" 3/4" Crushed Aggregate	1	LS	$ 10,019.80	$ 10,019.80
	Subtotal - Earthwork & Subgrade				**$ 135,610.61**
	Domestic Water				
19	12" Water Main	372	LF	$ 99.97	$ 37,188.84
20	12" Tie-In at Kathleen Ave	1	EA	$ 9,067.63	$ 9,067.63
21	Fire Hydrant Assembly	2	EA	$ 8,288.48	$ 16,576.96
22	Automatic Flushing Device	1	EA	$ 5,650.59	$ 5,650.59
23	2" Water Service	3	EA	$ 12,105.56	$ 36,316.68
24	2" Fire Service	3	EA	$ 8,750.00	$ 26,250.00
25	2" Irrigation Service	3	EA	$ 12,116.43	$ 36,349.29
26	2" Irrigation Service - Location TBD	1	EA	$ 10,734.79	$ 10,734.79
27	Flush & Test Water System	1	LS	$ 2,029.55	$ 2,029.55
	Subtotal - Domestic Water				**$ 180,164.33**
	Sanitary Sewer				
28	Sewer Main	512	LF	$ 40.33	$ 20,648.96
29	Doghouse Manhole	1	EA	$ 5,025.52	$ 5,025.52
30	48" Manhole	2	EA	$ 3,691.84	$ 7,383.68
31	Sewer Service	4	EA	$ 1,753.70	$ 7,014.80
32	Test Sewer Manholes & Lines	1	LS	$ 2,285.43	$ 2,285.43
	Subtotal - Sanitary Sewer				**$ 42,358.39**

Item	Description	Quantity	Unit	Unit Price	Total Price
	Storm Drainage				
33	12" Storm Pipe	151	LF	$ 42.33	$ 6,391.83
34	8" Storm Pipe	82	LF	$ 30.08	$ 2,466.56
35	Storm Manhole	2	EA	$ 3,810.25	$ 7,620.50
36	Storm Catch Basin	1	EA	$ 2,238.19	$ 2,238.19
37	Drywell	1	EA	$ 6,103.37	$ 6,103.37
	Subtotal - Storm Drainage				**$ 24,820.45**
	Concrete Improvements				
38	24" Type B Curb & Gutter	1,042	LF	$ 20.50	$ 21,361.00
39	16" Type A Curb	171	LF	$ 32.00	$ 5,472.00
40	5' Valley Gutter	126	LF	$ 65.00	$ 8,190.00
41	4" Sidewalk incl. ADA Ramps	5,758	SF	$ 6.00	$ 34,548.00
42	Pedestrian Curb	151	LF	$ 20.00	$ 3,020.00
43	ADA Tactile Warning Surface	120	SF	$ 35.00	$ 4,200.00
	Subtotal - Concrete Improvements				**$ 76,791.00**
	Asphalt Paving				
44	3" Asphalt (PG58-28) on 4" 3/4" Minus Base	1,828	SY	$ 29.00	$ 53,012.00
45	Kathleen Ave Patch - 4.5" Asphalt, Two Lifts	46	SY	$ 76.00	$ 3,496.00
	Subtotal - Asphalt Paving				**$ 56,508.00**
	Striping & Signage				
46	Thermoplastic Pavement Markings per Sht C-100	1	LS	$ 4,960.00	$ 4,960.00
47	Pedestrian Crossing Sign	4	EA	$ 995.00	$ 3,980.00
48	"25 MPH" Speed Limit Sign	1	EA	$ 995.00	$ 995.00
49	Street Name Sign	1	EA	$ 895.00	$ 895.00
	Subtotal - Striping & Signage				**$ 10,830.00**
	Dry Utilities & Street Lighting				
50	Gas Line Trench & Backfill	570	LF	$ 15.10	$ 8,607.00
51	Street Lighting & 200A Electrical Service	1	LS	$ 62,440.00	$ 62,440.00
52	2" Utility Fiber Conduit w/ Trenching	1	LS	$ 8,480.00	$ 8,480.00
	Subtotal - Dry Utilities & Street Lighting				**$ 79,527.00**
	Landscaping & Irrigation				
53	Landscape & Irrigation - Phase 1	1	LS	$ 19,405.00	$ 19,405.00
54	Imported Topsoil - Phase 1	1	LS	$ 6,723.00	$ 6,723.00
	Subtotal - Landscaping & Irrigation				**$ 26,128.00**

Total Cost Estimate	**$ 671,587.09**
Bond Percentage	150%
Performance Bond Amount (150% of Total)	**$ 1,007,380.64**



CITY COUNCIL
STAFF REPORT

DATE: November 17, 2026
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: **The Foundry 2nd 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 forty-three (43) lot residential development.
2. Acceptance of the installed public infrastructure improvements.
3. Approval of the Maintenance/Warranty Agreement and Security.

HISTORY

a. Applicant: Tom Mort, Member
Lakeshore Estates LLC
505 E. Front Avenue, Suite 301
Coeur d'Alene, ID 83814-2776

b. Location: West of I-90, South of Neighborhoods Associated with Woosley Dr. & Spruce Ave., East of 9th St, & West along Hazel Ave.

c. Previous Action:

1. Preliminary plat approval, October 26, 2021.
2. Final plat approval, The Foundry, October 17, 2023.
3. Final plat approval, The Foundry 1st Addition, June 5, 2025

FINANCIAL ANALYSIS

The developer is installing the required warranty bond (10%) to cover any maintenance issues that may arise during the one (1) year warranty period that will commence upon this approval, and terminate, on November 17, 2027. The amount of security provided is $91,768.75.

PERFORMANCE ANALYSIS

The developer has installed all the required public infrastructure. The responsible City departments have approved the installations and found them ready to accept. Acceptance of the improvements installed will allow the issuance of all available building permits for this phase of the development, and Certificate of Occupancy issuance upon completion. The City maintenance would be required to start after the one (1) year warranty period expires on November 17, 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 FOUNDRY SECOND ADDITION

BOOK ____, PAGE ____

INSTRUMENT # ____

A REPLAT OF LOT 6, BLOCK 4, THE FOUNDRY FIRST ADDITION, TRACTS 3 AND 4 LESS RIGHT-OF-WAY, PERRENOUD TRACTS, HAZEL AVENUE VACATED RIGHT-OF-WAY AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT LAKESHORE ESTATES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS THE FOUNDRY SECOND ADDITION.

A REPLAT OF LOT 6, BLOCK 4 OF THE FOUNDRY FIRST ADDITION FILED AT BOOK M OF PLATS, PAGE 24, RECORDS OF KOOTENAI COUNTY, TRACTS 3 AND 4, LESS RIGHT-OF-WAY FOR HAZEL AVENUE, OF PERRENOUD TRACTS FILED AT BOOK C OF PLATS, PAGE 185, RECORDS OF KOOTENAI COUNTY, THE VACATED RIGHT-OF-WAY OF HAZEL AVENUE PER CITY OF COEUR D'ALENE ORDINANCE NO. 3044, AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER LOCATED IN SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 :

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 4 OF THE FOUNDRY FIRST ADDITION, AT THE NORTHWEST CORNER OF THE INTERSECTION OF 12th STREET AND HAZEL AVENUE RIGHTS-OF-WAY;

THENCE NORTH 88°58'20" WEST ALONG THE NORTH RIGHT-OF-WAY OF HAZEL AVENUE, A DISTANCE OF 259.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 4, AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY OF HAZEL AVENUE AND THE EAST LINE OF SAID TRACT 4 OF PERRENOUD TRACTS;

THENCE SOUTH 00°43'29" WEST ALONG SAID EAST LINE OF TRACT 4 AND THE NORTH RIGHT-OF-WAY OF HAZEL AVENUE, A DISTANCE OF 30.13 FEET;

THENCE NORTH 88°58'57" WEST ALONG SAID NORTH RIGHT-OF-WAY OF HAZEL AVENUE, A DISTANCE OF 299.98 FEET TO THE INTERSECTION OF SAID NORTH HAZEL AVENUE RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY OF 10TH STREET;

THENCE NORTH 00°44'40" EAST ALONG SAID EAST RIGHT-OF-WAY OF 10TH STREET, A DISTANCE OF 127.94 FEET TO THE NORTHEAST CORNER OF THE INTERSECTION OF HAZEL AVENUE AND 10TH STREET RIGHTS-OF-WAY;

THENCE NORTH 89°13'38" WEST ALONG THE NORTH RIGHT-OF-WAY OF HAZEL AVENUE, A DISTANCE OF 329.99 FEET TO THE INTERSECTION OF SAID NORTH HAZEL AVENUE RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY OF 9th STREET;

THENCE NORTH 00°46'54" EAST ALONG SAID EAST RIGHT-OF-WAY OF 9th STREET, A DISTANCE OF 64.08 FEET TO THE SOUTHWEST CORNER OF 'PARCEL A' AS DESCRIBED UNDER INSTRUMENT NUMBER 2731900000, RECORDS OF KOOTENAI COUNTY;

THENCE SOUTH 89°13'21" EAST ALONG THE SOUTH LINE OF SAID 'PARCEL A', A DISTANCE OF 111.66 FEET TO THE SOUTHEAST CORNER OF SAID 'PARCEL A';

THENCE NORTH 00°46'39" EAST ALONG THE EAST LINE OF SAID 'PARCEL A', A DISTANCE OF 65.98 FEET TO THE NORTHEAST CORNER OF SAID 'PARCEL A' ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 3018566000, RECORDS OF KOOTENAI COUNTY;

THENCE SOUTH 89°13'21" EAST ALONG SAID SOUTH LINE OF THE PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 3018566000, A DISTANCE OF 4.17 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 3018566000;

THENCE NORTH 00°46'39" EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 3018566000, A DISTANCE OF 100.01 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 3018566000;

THENCE NORTH 89°16'44" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 3018566000, A DISTANCE OF 115.82 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY OF 9th STREET;

THENCE NORTH 00°46'54" EAST ALONG SAID EAST RIGHT-OF-WAY OF 9th STREET, A DISTANCE OF 25.17 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 2250465000, RECORDS OF KOOTENAI COUNTY;

THENCE SOUTH 89°12'10" EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 2250465000, A DISTANCE OF 149.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 2250465000;

THENCE NORTH 00°46'39" EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED UNDER INSTRUMENT NUMBER 2250465000, A DISTANCE OF 75.03 FEET TO THE SOUTHWEST CORNER OF BLOCK 2 OF SPRING ADDITION FILED AT BOOK F OF PLATS, PAGE 62, RECORDS OF KOOTENAI COUNTY;

THENCE SOUTH 89°15'17" EAST ALONG THE SOUTH LINE OF SAID BLOCK 2 OF SPRING ADDITION, A DISTANCE OF 480.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 OF THE FOUNDRY FIRST ADDITION;

THENCE CONTINUING SOUTH 89°15'17" EAST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 5, BLOCK 4, A DISTANCE OF 258.36 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 4 OF THE FOUNDRY FIRST ADDITION ON THE WEST RIGHT-OF-WAY OF 12th STREET;

THENCE SOUTH 00°35'34" WEST ALONG SAID WEST RIGHT-OF-WAY OF 12th STREET, A DISTANCE OF 127.92 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY OF 12th STREET AND THE NORTH RIGHT-OF-WAY OF FOUNDRY AVENUE;

THENCE NORTH 88°58'20" WEST ALONG SAID NORTH RIGHT-OF-WAY OF FOUNDRY AVENUE, A DISTANCE OF 21.00 FEET AT THE NORTHWEST CORNER OF SAID FOUNDRY RIGHT-OF-WAY;

THENCE SOUTH 00°35'34" WEST ALONG THE WEST RIGHT-OF-WAY OF FOUNDRY AVENUE, A DISTANCE OF 55.00 FEET TO THE SOUTHWEST CORNER OF SAID FOUNDRY RIGHT-OF-WAY;

THENCE SOUTH 88°58'20" EAST ALONG THE SOUTH RIGHT-OF-WAY OF FOUNDRY AVENUE, A DISTANCE OF 21.00 FEET TO THE INTERSECTION OF SAID SOUTH FOUNDRY AVENUE RIGHT-OF-WAY AND SAID WEST RIGHT-OF-WAY OF 12th STREET;

THENCE SOUTH 00°35'34" WEST ALONG SAID WEST RIGHT-OF-WAY OF 12th STREET, A DISTANCE OF 247.76 FEET TO THE **POINT OF BEGINNING OF SAID PARCEL 1;**

PARCEL 1 CONTAINING 326,589 SQUARE FEET, OR 7.497 ACRES.

TOGETHER WITH PARCEL 2 :

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 OF NORLYN ADDITION FILED AT BOOK E OF PLATS, PAGE 148, RECORDS OF KOOTENAI COUNTY, ON THE EAST RIGHT-OF-WAY OF 10TH STREET, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 7 BEARS SOUTH 00°43'29" WEST A DISTANCE OF 100.00 FEET;

THENCE NORTH 00°44'40" EAST ALONG SAID EAST RIGHT-OF-WAY OF 10TH STREET, A DISTANCE OF 180.78 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF HAZEL AVENUE AND SAID EAST RIGHT-OF-WAY OF 10TH STREET;

THENCE SOUTH 88°58'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY OF HAZEL AVENUE, A DISTANCE OF 299.94 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY OF HAZEL AVENUE AND THE EAST LINE OF SAID TRACTS 3 AND 4 OF PERRENOUD TRACTS;

THENCE SOUTH 00°43'29" WEST ALONG SAID EAST LINE OF TRACTS 3 AND 4 OF PERRENOUD TRACTS, A DISTANCE OF 179.25 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID NORLYN ADDITION;

THENCE NORTH 89°16'31" WEST ALONG THE NORTH LINE OF LOTS 4, 5, 6 AND 7 OF SAID NORLYN ADDITION, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL 2;**

PARCEL 2 CONTAINING 53,999 SQUARE FEET, OR 1.240 ACRES.

OVERALL PARCELS CONTAINING 380,588 SQUARE FEET, OR 8.737 ACRES.

OWNER'S CERTIFICATE CONTINUED

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCELS.

GRANTING:

10 AND 15 FOOT SIDEWALK AND UTILITY EASEMENTS, AS SHOWN HEREON, ADJACENT TO RIGHTS-OF-WAY AS SHOWN HEREON, ARE HEREBY GRANTED TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE.

RESERVING:

INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENTS, VARYING IN WIDTH, LYING OVER BLOCKS 5 AND 6, AS SHOWN HEREON, RESERVED FOR THE BENEFIT OF THE OWNERS OF BLOCKS 5 AND 6.

30 FOOT DRAINAGE EASEMENT, LYING OVER LOTS 13 THROUGH 17, BLOCK 5, AS SHOWN HEREON, RESERVED FOR THE BENEFIT OF THE OWNERS OF BLOCK 5.

DRAINAGE EASEMENTS, WIDTHS AS SHOWN HEREON, LYING OVER BLOCKS 5 AND 6 RESERVED FOR THE BENEFIT OF THE OWNERS OF BLOCKS 5 AND 6.

DEDICATING:

RIGHTS-OF-WAY AS SHOWN HEREON, AND KNOWN AS HAZEL AVENUE, 10TH STREET AND FOUNDRY AVENUE ARE HEREBY DEDICATED TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE.

BE IT FURTHER KNOWN THAT:

WATER SERVICES WILL BE PROVIDED BY THE CITY OF COEUR D'ALENE.

SANITARY SEWER SERVICES WILL BE PROVIDED BY THE CITY OF COEUR D'ALENE.

Tom Mort

TOM MORT, MEMBER
LAKESHORE ESTATES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

PANHANDLE HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF COEUR D'ALENE AND THE QLPE 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 ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATED THIS 6th DAY OF November, 2026.

PANHANDLE HEALTH DISTRICT 1

ACKNOWLEDGMENT

STATE OF Idaho)
) SS.
COUNTY OF Kootenai)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME,
Andrea Dittman

ON THE 16th DAY OF November, 2026.

TOM MORT, A MEMBER OF

LAKESHORE ESTATES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

Andrea L. Dittman

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT Dalton Gardens, Idaho

COMMISSION EXPIRES 11.3.31

ANDREA L. DITTMAN
COMM. NO. 57253
NOTARY PUBLIC
STATE OF IDAHO

KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO AT THE REQUEST OF LAKESHORE ESTATES, LLC.

THIS ____ DAY OF _____, 20__, AT _____ ___.M. AND DULY RECORDED IN

BOOK ____ OF PLATS AT PAGE(S) _____ AS

INSTRUMENT NUMBER _____

FEE: $_____

BY DEPUTY: _____

KOOTENAI COUNTY CLERK: JENNIFER LOCKE

KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH December 31st, 2025

THIS 9th DAY OF November, 2026.

Shawn Deputy Treasurer
KOOTENAI COUNTY TREASURER

CITY COUNCIL, CITY OF COEUR D'ALENE

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO.

DATED THIS ____ DAY OF _____, 2026.

_____
CITY OF COEUR D'ALENE – CLERK

_____
CITY OF COEUR D'ALENE – CITY ENGINEER

KOOTENAI COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

DATED THIS ____ DAY OF _____, 2026.

PROFESSIONAL LAND SURVEYOR REGISTERED 12463 STATE OF IDAHO RODNEY E. JONES

SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.

PROFESSIONAL LAND SURVEYOR REGISTERED 12110 STATE OF IDAHO JOSHUA A. BAGLEY

11/5/26

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PROJECT IS TO CREATE LOTS MEETING THE REQUIREMENTS OF THE CITY OF COEUR D'ALENE SUBDIVISION ORDINANCE.

2. THE COORDINATES FOR THIS PROJECT WERE TRANSLATED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (1103 ID W), NAD 83(2011) (EPOCH: 2010.0000) AND THE VERTICAL DATUM USED ON THIS PROJECT IS NGVD29 (COMPUTED USING GEOID18). THE STATIC GNSS OBSERVATIONS WERE COLLECTED ON SURVEYING BASE POINT (N: 2197551.53, E: 2372483.12, Z: 2206.69, US SURVEY FEET, NAIL IN TOP OF CURB). THESE OBSERVATIONS WERE PROCESSED THROUGH THE NGS OPUS SOFTWARE.

ALL BEARINGS SHOWN HEREON ARE STATE PLANE BEARINGS AND ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES (US SURVEY FEET), WITH A GROUND TO GRID COMBINED SCALE FACTOR OF 0.9990308, AND THE CONVERGENCE ANGLE USED WAS -00°45'26" PER THE OPUS SOLUTION. ALL INFORMATION WAS APPLIED AT SAID BASE POINT.

3. THE FIELDWORK FOR THIS PROJECT WAS STARTED ON JULY 24, 2026.

4. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.

5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.

6. THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY KOOTENAI COUNTY TITLE COMPANY, DATED JULY 29, 2026, COMMITMENT NUMBER KT-507737.

7600 N. MINERAL DR., STE. 120 • COEUR D' ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.h2SURVEY.COM

DATE: NOVEMBER 4, 2026
LCE PROJECT NUMBER: 25-060
H2 PROJECT NUMBER: 2026-189

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

THE FOUNDRY SECOND ADDITION

A REPLAT OF LOT 6, BLOCK 4, THE FOUNDRY FIRST ADDITION, TRACTS 3 AND 4 LESS RIGHT-OF-WAY, PERRENOUD TRACTS, HAZEL AVENUE VACATED RIGHT-OF-WAY AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

SECTION INDEX

12

BOOK _____, PAGE _____

INSTRUMENT # _____

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, BEARS SOUTH 88°13'22" EAST, BETWEEN FOUND MONUMENTS, AS SHOWN HEREON AND R###.

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ✪ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 12110" (UNLESS OTHERWISE NOTED)
- ● = FOUND 5/8" REBAR WITH PLASTIC CAP (UNLESS OTHERWISE NOTED)
- ⊕ = FOUND IRON PIPE (AS NOTED)
- ◆ = FOUND 1/2" REBAR WITH NO CAP (AS NOTED)
- 772 ◆ = FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 772" (UNLESS OTHERWISE NOTED)
- ◉ = FOUND COPPER MONUMENT IN CONCRETE, MARKED "PLS 9367" (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110" (UNLESS OTHERWISE NOTED) REPLACED WITH 1" COPPER DISK WITH MAGNET IN CONCRETE, MARKED "H2 PLS 12110"
- ▣ = FOUND 1/2" REBAR WITH PLASTIC CAP (AS NOTED) REPLACED WITH 1" COPPER DISK WITH MAGNET IN CONCRETE, MARKED "H2 PLS 12110"
- ○ = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- ◎ = SET 1" COPPER DISK WITH MAGNET IN CONCRETE, MARKED "H2 PLS 12110"
- ⊕ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 12110"

——— = BOUNDARY LINE

——— = LOT LINE

— — — = ADJACENT PROPERTY LINE

— — — = EXISTING RIGHT-OF-WAY LINE

— — — = CENTER LINE

— — — = FRANCHISED UTILITY EASEMENT LINE (UNLESS OTHERWISE NOTED)

— — — = INGRESS/EGRESS & UTILITY EASEMENT LINE (AS NOTED)

— — — = SIDEWALK & UTILITY EASEMENT LINE (AS NOTED)

— — — = SEWER OR EASEMENT LINE (AS NOTED)

— — — = QUARTER SECTION LINE

RECORD INFORMATION

R1 – ROCHE PARK ADDITION TO COEUR D'ALENE, BOOK B, PAGE 136, INSTRUMENT #27935, RECORDS OF KOOTENAI COUNTY, IDAHO.

R2 – PERENOUD'S ADDITION, BOOK C, PAGE 144, INSTRUMENT #35600, RECORDS OF KOOTENAI COUNTY, IDAHO.

R3 – PERENOUD TRACTS, BOOK C, PAGE 185, INSTRUMENT #145142, RECORDS OF KOOTENAI COUNTY, IDAHO.

R4 – NORLYN ADDITION, BOOK E, PAGE 148, INSTRUMENT #622860, RECORDS OF KOOTENAI COUNTY, IDAHO.

R5 – SPRING ADDITION, BOOK F, PAGE 62, INSTRUMENT #837307, RECORDS OF KOOTENAI COUNTY, IDAHO.

R6 – RECORD OF SURVEY, BOOK 15, PAGE 96, INSTRUMENT #1361452, RECORDS OF KOOTENAI COUNTY, IDAHO.

R7 – CABE'S ADDITION, BOOK J, PAGE 56, INSTRUMENT #1891796, RECORDS OF KOOTENAI COUNTY, IDAHO.

R8 – JAE'S PLACE, BOOK J, PAGE 254, INSTRUMENT #1990234, RECORDS OF KOOTENAI COUNTY, IDAHO.

R9 – RECORD OF SURVEY, BOOK 24, PAGE 241, INSTRUMENT #2039701000, RECORDS OF KOOTENAI COUNTY, IDAHO.

R10 – RECORD OF SURVEY, BOOK 26, PAGE 177, INSTRUMENT #2211456000, RECORDS OF KOOTENAI COUNTY, IDAHO.

R11 – HAMILTON WOODS, BOOK K, PAGE 302, INSTRUMENT #2284441000, RECORDS OF KOOTENAI COUNTY, IDAHO.

R12 – RECORD OF SURVEY, BOOK 27, PAGE 15, INSTRUMENT #2309729000, RECORDS OF KOOTENAI COUNTY, IDAHO.

R13 – RECORD OF SURVEY, BOOK 27, PAGE 291, INSTRUMENT #237106000, RECORDS OF KOOTENAI COUNTY, IDAHO.

R14 – BOUNDARY LINE ADJUSTMENT, BOOK 31, PAGE 237, INSTRUMENT #2732363000, RECORDS OF KOOTENAI COUNTY, IDAHO.

R15 – RECORD OF SURVEY-BOUNDARY LINE ADJUSTMENT, BOOK 32, PAGE 470, INSTRUMENT #2937948000, RECORDS OF KOOTENAI COUNTY, IDAHO.

R16 – THE FOUNDRY, BOOK L, PAGE 864, INSTRUMENT #2952815000, RECORDS OF KOOTENAI COUNTY, IDAHO.

R17 – THE FOUNDRY FIRST ADDITION, BOOK M, PAGE 24, INSTRUMENT #3004871000, RECORDS OF KOOTENAI COUNTY, IDAHO.

D1 – WARRANTY DEED FILED AS INSTRUMENT #2802240000, RECORDS OF KOOTENAI COUNTY, IDAHO.

D2 – GRANT OF EASEMENT DEEDS – FILED IN BOOK 169 OF DEEDS, PAGE 613, BOOK 205 OF DEEDS, PAGES 452 & 453 AND BOOK 207 OF DEEDS, PAGE 19, RECORDS OF KOOTENAI COUNTY, IDAHO.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°43'29"W	30.13	L7	S88°58'20"E	21.00	L13	N00°46'54"E	75.14
L2	N00°46'54"E	64.08	L8	N00°49'31"E	30.00	L14	S89°16'31"E	20.00
L3	S89°13'21"E	4.17	L9	N00°44'40"E	30.00			
L4	N00°46'54"E	25.17	L10	S00°43'29"W	50.00			
L5	N88°58'20"W	21.00	L11	N00°46'54"E	65.92			
L6	S00°35'34"W	55.00	L12	N00°46'54"E	99.96			

DATE: NOVEMBER 4, 2026
LCE PROJECT NUMBER: 25-060
H2 PROJECT NUMBER: 2026-189

SHEET 2 OF 4

PROFESSIONAL LAND SURVEYOR REGISTERED 12110 STATE OF IDAHO JOSHUA A. BAGLEY 11/5/26

7600 N. MINERAL DR., STE. 120 • COEUR D' ALENE, ID 83815
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126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

CENTER QUARTER CORNER
FOUND 2" ALUMINUM CAP PER CP&F INSTRUMENT #2927093000

EAST QUARTER CORNER
FOUND IRON PIPE PER CP&F INSTRUMENT #2030026000

SOUTH QUARTER CORNER
FOUND 3/4" DRILL STEEL IN MONUMENT WELL PER CP&F INSTRUMENT #2014484

SOUTHEAST CORNER
FOUND 2" ALUMINUM CAP MARKED "PLS 4182" IN MONUMENT WELL PER CP&F INSTRUMENT #2347871000

DETAIL A
SCALE : 1"=50'

SCALE : 1"=60'

0 100 200
SCALE IN FEET
1"=100'

THE FOUNDRY SECOND ADDITION

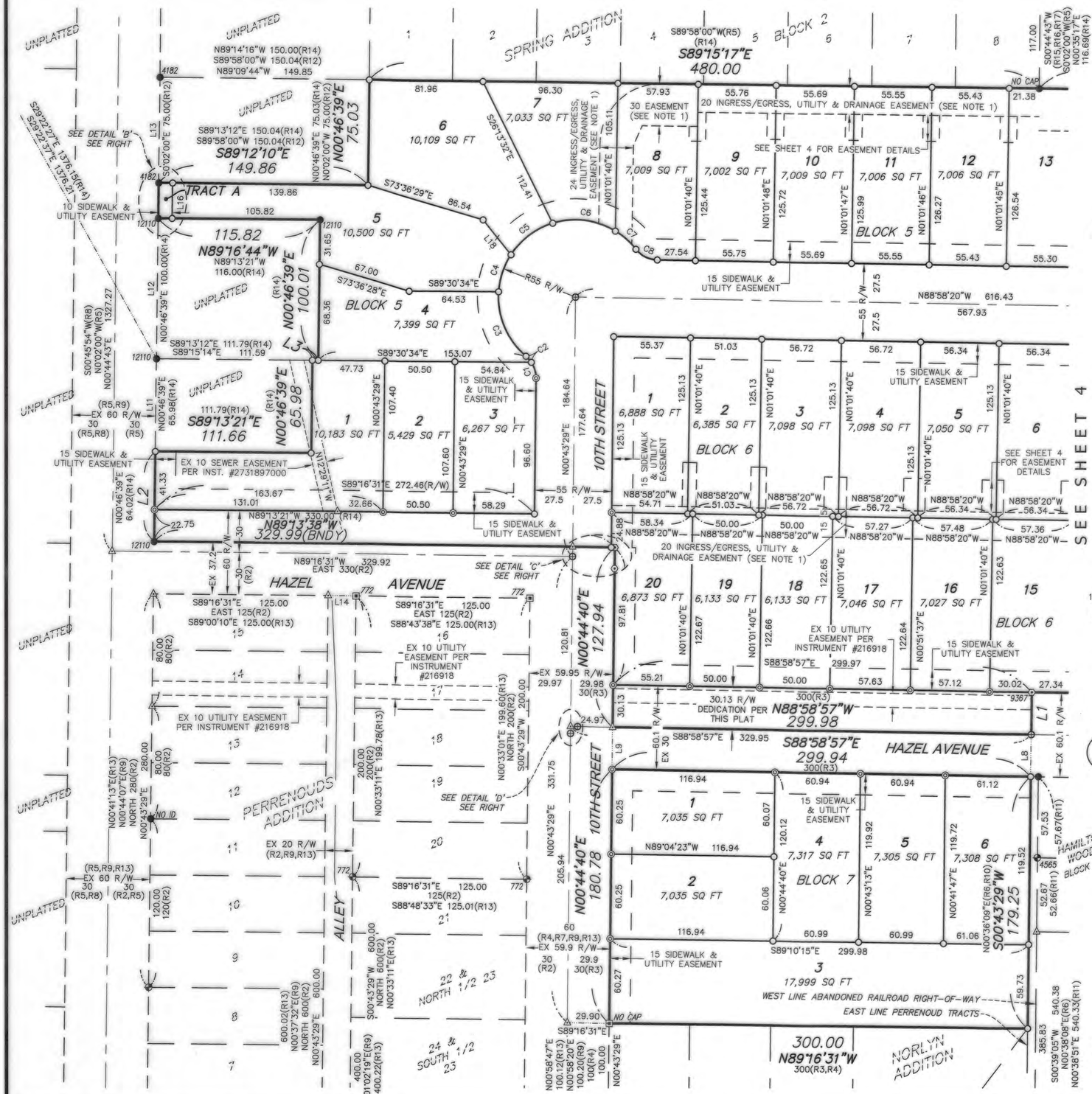
A REPLAT OF LOT 6, BLOCK 4, THE FOUNDRY FIRST ADDITION, TRACTS 3 AND 4 LESS RIGHT-OF-WAY, PERRENOUD TRACTS, HAZEL AVENUE VACATED RIGHT-OF-WAY AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK_____, PAGE_____

INSTRUMENT #_____

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CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	11.92	20.00	34°09'37"	S16°21'19"E	11.75
C2	5.77	20.00	16°32'35"	S41°42'26"E	5.75
C3	51.77	55.00	53°55'34"	S23°00'56"E	49.88
C4	28.16	55.00	29°20'03"	S18°36'52"W	27.85
C5	37.97	55.00	39°33'24"	S53°03'35"W	37.22
C6	46.43	55.00	48°22'19"	N82°58'34"W	45.07
C7	19.70	55.00	20°31'17"	N48°31'46"W	19.59
C8	17.70	20.00	50°42'13"	N63°37'14"W	17.13

LINE TABLE

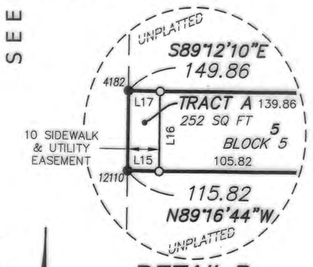
LINE	BEARING	DISTANCE
L1	S00°43'29"W	30.13
L2	N00°46'54"E	64.08
L3	S89°13'21"E	4.17
L4	N00°46'54"E	25.17
L8	N00°49'31"E	30.00
L9	N00°44'40"E	30.00
L11	N00°46'54"E	65.92
L12	N00°46'54"E	99.96
L13	N00°46'54"E	75.14
L14	S89°16'31"E	20.00
L15	N89°16'44"W	10.00
L16	N00°46'54"E	25.15
L17	S89°12'10"E	10.00
L18	S38°40'01"E	31.80

DRAINAGE EASEMENT NOTE

1. SEE SHEET 4 FOR DRAINAGE EASEMENTS OVER BLOCKS 5 AND 6.

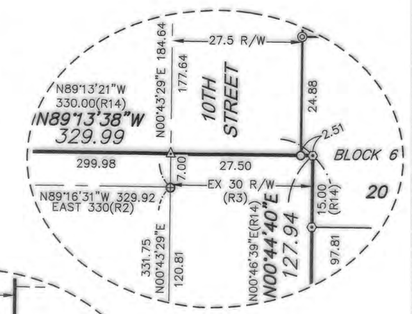
LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ◕ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 12110" (UNLESS OTHERWISE NOTED)
- ● = FOUND 5/8" REBAR WITH PLASTIC CAP (UNLESS OTHERWISE NOTED)
- ⊕ = FOUND IRON PIPE (AS NOTED)
- ◆ = FOUND 1/2" REBAR WITH NO CAP (UNLESS OTHERWISE NOTED)
- 772 ◆ = FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 772" (UNLESS OTHERWISE NOTED)
- ◉ = FOUND COPPER MONUMENT IN CONCRETE, MARKED "PLS 9367" (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110" (UNLESS OTHERWISE NOTED) REPLACED WITH 1" COPPER DISK WITH MAGNET IN CONCRETE, MARKED "H2 PLS 12110"
- ▣ = FOUND 1/2" REBAR WITH PLASTIC CAP (AS NOTED) REPLACED WITH 1" COPPER DISK WITH MAGNET IN CONCRETE, MARKED "H2 PLS 12110"
- ○ = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- ◎ = SET 1" COPPER DISK WITH MAGNET IN CONCRETE, MARKED "H2 PLS 12110"
- ⊕ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 12110"
- (BNDY) = BOUNDARY LINE



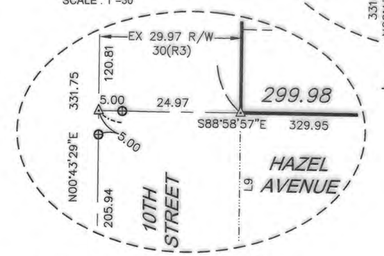
DETAIL B

SCALE : 1"=30'



DETAIL C

SCALE : 1"=20'



DETAIL D

SCALE : 1"=20'

PROFESSIONAL LAND SURVEYOR REGISTERED 12110 STATE OF IDAHO JOSHUA A. BACKEN 11/5/26

0 50 100

SCALE IN FEET

1"=50'

DATE: NOVEMBER 4, 2026
LCE PROJECT NUMBER: 25-060
H2 PROJECT NUMBER: 2026-189

SHEET 3 OF 4

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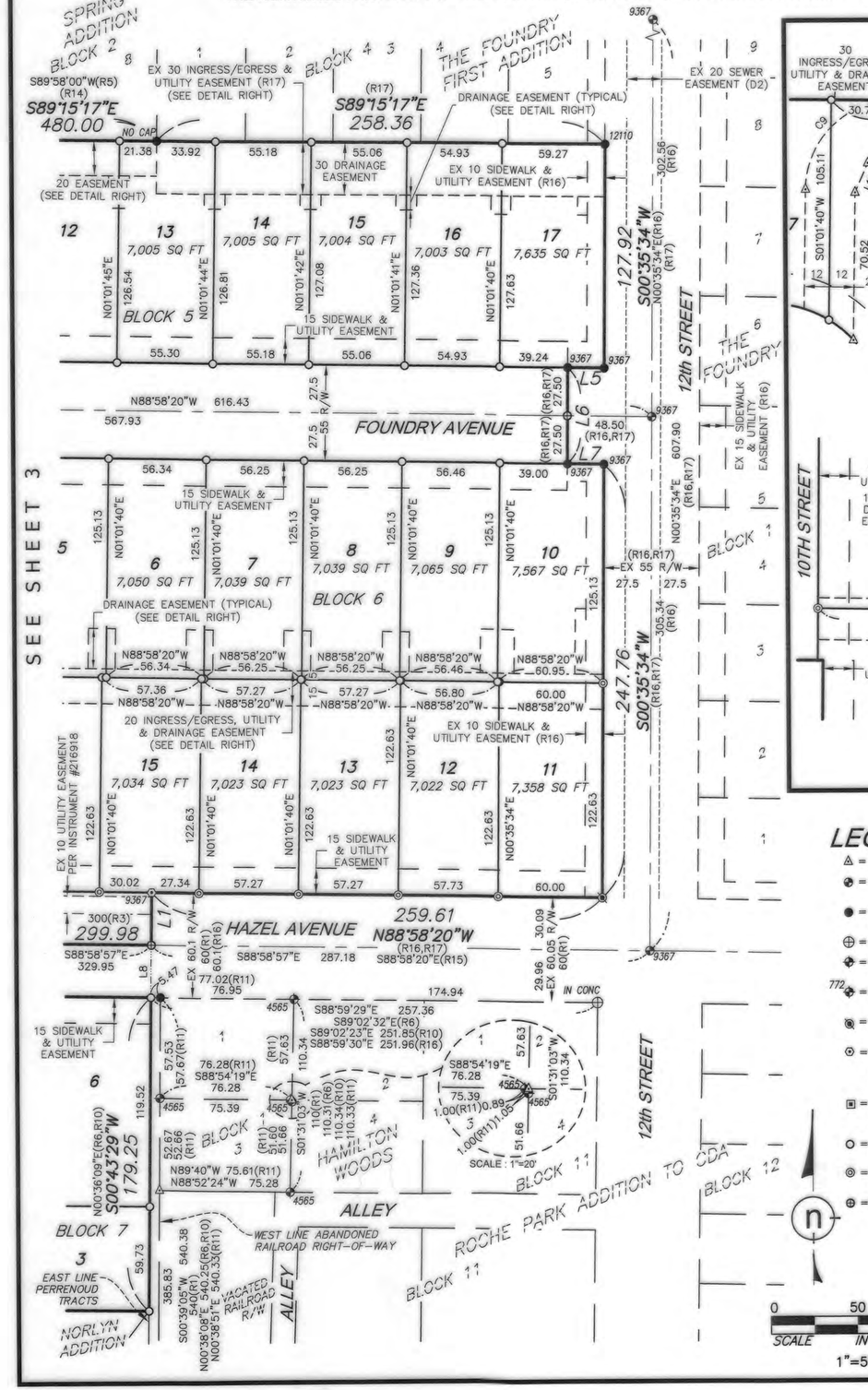
THE FOUNDRY SECOND ADDITION

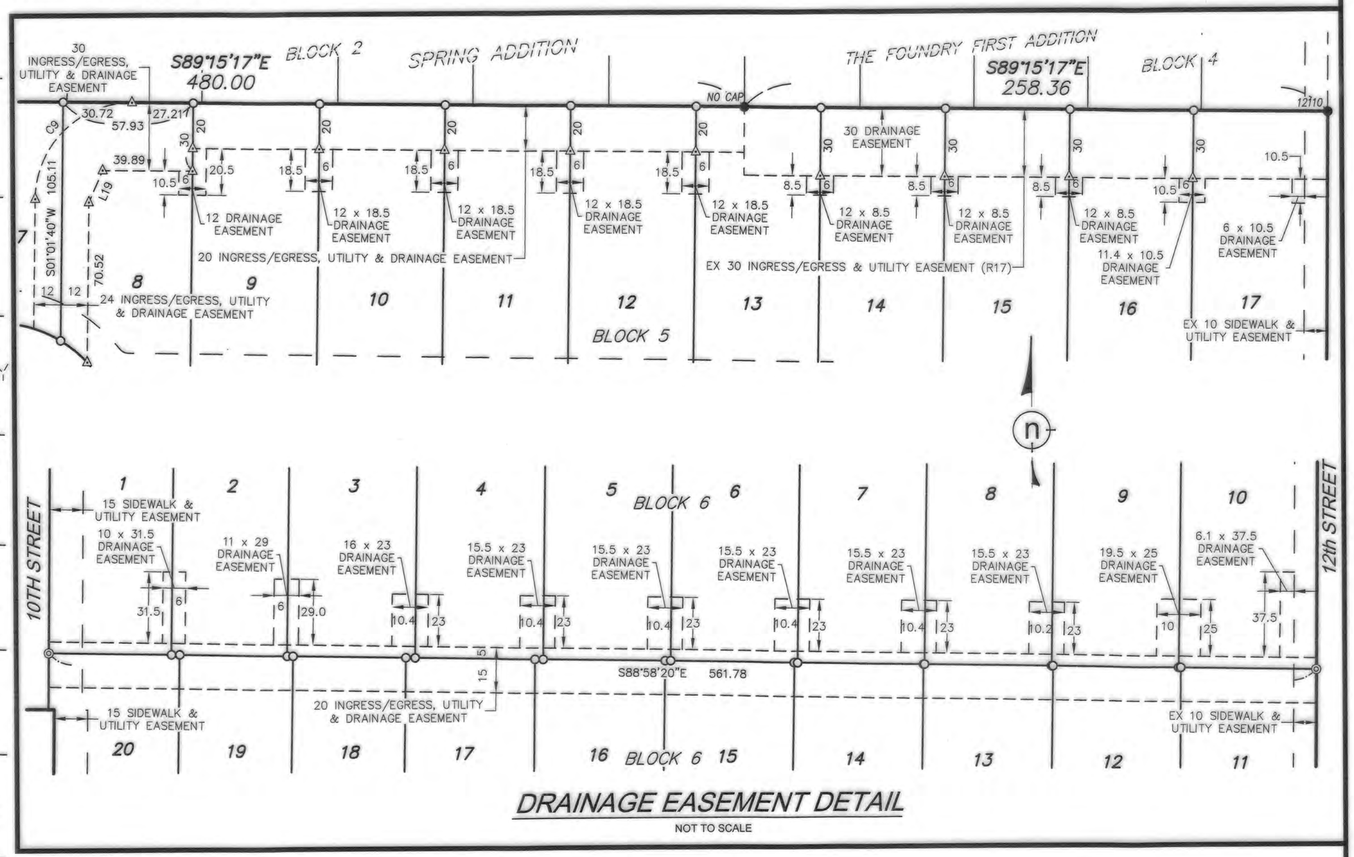
BOOK _____, PAGE _____
INSTRUMENT # _____

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A REPLAT OF LOT 6, BLOCK 4, THE FOUNDRY FIRST ADDITION, TRACTS 3 AND 4 LESS RIGHT-OF-WAY, PERRENOUD TRACTS, HAZEL AVENUE VACATED RIGHT-OF-WAY AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO





DRAINAGE EASEMENT DETAIL

NOT TO SCALE

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ⊕ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 12110" (UNLESS OTHERWISE NOTED)
- ● = FOUND 5/8" REBAR WITH PLASTIC CAP (UNLESS OTHERWISE NOTED)
- ⊕ = FOUND IRON PIPE (AS NOTED)
- ⊕ = FOUND 1/2" REBAR WITH NO CAP (UNLESS OTHERWISE NOTED)
- 772 ⊕ = FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 772" (UNLESS OTHERWISE NOTED)
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- ○ = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- ◎ = SET 1" COPPER DISK WITH MAGNET IN CONCRETE, MARKED "H2 PLS 12110"
- ⊕ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 12110"

SCALE: 1"=20'

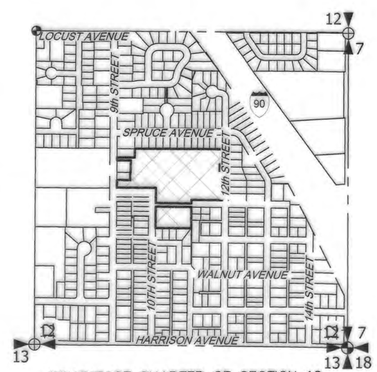
0 50 100
SCALE IN FEET
1"=50'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C9	67.59	43.00	90°03'37"	S45°37'37"W	60.85

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°43'29"W	30.13
L5	N88°58'20"W	21.00
L6	S00°35'34"W	55.00
L7	S88°58'20"E	21.00
L8	N00°49'31"E	30.00
L19	S24°12'14"W	15.35



VICINITY MAP

SCALE 1" = 800'

PROFESSIONAL LAND SURVEYOR REGISTERED 12110 STATE OF IDAHO JOSHUA A. BAGLEY

DATE: NOVEMBER 4, 2026
LCE PROJECT NUMBER: 25-060
H2 PROJECT NUMBER: 2026-189

SHEET 4 OF 4

7600 N. MINERAL DR., STE. 120 • COEUR D' ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK

The Foundry 2nd Addition

THIS AGREEMENT made this 17th day of November, 2026 between Lakeshore Estates, LLC, whose address is 505 E. Front Avenue, Suite 301, Coeur d'Alene, ID 83814, with Tom Mort, Member, 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 Foundry 2nd Addition, a forty-three (43) lot, residential development in Coeur d'Alene, lying within the Southeast Quarter of Section 12, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho; and

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

IT IS AGREED AS FOLLOWS:

The Developer agrees to maintain and warrant for a period of one year from the approval date of this agreement, the public improvements listed in the attached spreadsheet, attached as Exhibit "A", and, as shown on the construction plans entitled "The Foundry Phase 3, Addendum #4", signed and stamped by Drew Dittman, PE, # 11138, dated June 17, 2026, 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 Ninety-one Thousand Seven hundred sixty-eight and 75/100 Dollars ($91,768.75) 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 17th day of November, 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

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

Lakeshore Estates, LLC

Tom Mort, Member

EXHIBIT 'A'

Project: The Foundry 2nd Addition **Date: 11/5/2026**

Warranty Bond Estimate

SIZE	Description	Quantity	Units	Unit Price	Amount
Water Improvements					
	8" Water Main PVC	925	LF	$ 47.50	$ 43,937.50
	1" Water Services	46	EA	$ 3,500.00	$ 161,000.00
	Fire Hydrants	2	EA	$ 8,250.00	$ 16,500.00
				Water Subtotal:	**$ 221,437.50**
Sewer Improvements					
	48" Sewer Manhole	7	EA	$ 4,250.00	$ 29,750.00
	8" Sewer Main	1170	LF	$ 40.00	$ 46,800.00
	4" Sewer Services	41	EA	$ 1,200.00	$ 49,200.00
	4" Sewer Svcs from Existing Main	7	EA	$ 2,125.00	$ 14,875.00
				Sewer Subtotal:	**$ 140,625.00**
Hard Surface Improvements					
	Rolled Curb	2,100	LF	$ 24.00	$ 50,400.00
	Curb Cuts	57	EA	$ 175.00	$ 9,975.00
	4" Sidewalks w/ Onsite GSB	15,200	SF	$ 6.75	$ 102,600.00
	6" Sidewalks w/ Onsite GSB	3,100	SF	$ 7.75	$ 24,025.00
	ADA Pedestrian Ramps	12	EA	$ 2,250.00	$ 27,000.00
	2"/4" Paving	1,600	SY	$ 22.75	$ 36,400.00
	2"/6" Paving	7,500	SY	$ 24.75	$ 185,625.00
				Hard Surface Subtotal:	**$ 436,025.00**
Earthwork					
	Subgrade Road	1	LS	$ 12,100.00	$ 12,100.00
				Earthwork Subtotal:	**$ 12,100.00**
Stormwater Improvements					
	Double Depth Drywells	10	EA	$ 4,250.00	$ 42,500.00
	Single Depth Drywells	1	EA	$ 3,500.00	$ 3,500.00
	Swales w/ Supplied Topsoil	1	LS	$ 32,250.00	$ 32,250.00
				Stormwater Subtotal:	**$ 78,250.00**
Misc Cost					
	Utility Trenching	3,000	LF	$ 8.25	$ 24,750.00
	Signs (No Striping)	1	LS	$ 4,500.00	$ 4,500.00
				Misc Subtotal:	**$ 29,250.00**
				Total COST	**$ 917,687.50**

10% Warranty Bond Amount: $ 91,768.75

AGREEMENT

The undersigned, LH Homes LLC owns real property identified as 5446 N. Martha Loop, Coeur d'Alene, Idaho, with a legal description of:

CUMBERLAND MEADOWS, LT 13 BLK 1

The undersigned, for and in consideration of the City of Coeur d'Alene, Idaho, (the "City") permitting the undersigned to install a radiant heat snowmelt system in the driveway approach and or sidewalk adjacent to the Street on City property, does hereby agree to hold harmless and indemnify the City, its employees, agents, elected, or appointed officers, and all persons acting for, by, through, or on behalf of the City, for and from any and all claims, demands, causes of action, or suits at law and equity of whatever kind and nature, including attorney fees and costs, by the undersigned or any third party, arising out of the undersigned installing, or having installed, a radiant heat snowmelt system in the sidewalk, driveway approach and driveway adjacent to the approach, excepting only such damages as are proximately caused by the City's sole negligence.

The undersigned further releases, and waives any claim or cause of action against, the City of Coeur d'Alene, Idaho, its employees, agents, elected, or appointive officers, and all persons acting for, by, through, or on behalf of the City of Coeur d'Alene, Idaho, for any damages to the radiant heat snowmelt system caused by the City's maintenance, repair, demolition, or other work involving the City's street or sidewalk. The undersigned further agrees to hold harmless and indemnify the City of Coeur d'Alene, Idaho, its employees, agents, elected, or appointive officers, and all persons acting for, by, through, or on behalf of the City, for and from any and all claims, demands, causes of action, or suits at law and equity of whatsoever kind and nature, by the undersigned or any third party, arising or which may arise out of the City's maintenance, repair, demolition, or other work involving the City's street or sidewalk and which may be caused by the radiant heat snowmelt system.

The undersigned further agrees to be responsible for, and reimburse the City of Coeur d'Alene, Idaho for any damage to the sidewalk or approach, or damages caused by run-off as a result of the radiant heat snowmelt system.

This agreement shall be binding on, and inure to the benefit of, the parties' heirs and successors. Should the undersigned sell the property, the purchasers, and their heirs and successors, shall be bound by the terms of this Agreement and the undersigned shall be released from the obligations of this Agreement if the undersigned's interest in the property is extinguished. The undersigned further agrees to inform the purchasers of the property of the terms of this agreement, separate and apart from any Title search, which obligation shall devolve on all subsequent purchasers.

Dated this 5 day of Nov, 2026.

Sign here L/H Homes owner

City of Coeur d'Alene

By_____
Mayor

ATTEST:

_____
Renata McLeod, City Clerk

PROPERTY OWNER:

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 5 day of November, 2026, before me, a Notary Public, personally appeared CJ Bachmann LH Homes Owner, known to me to be the person who executed the foregoing instrument and acknowledged to me that He/She executed the same.

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

Susan Morgan
Notary Public for Idaho
Residing at Coeur d'Alene
My Commission expires: 3-19-32

STATE OF IDAHO)
) ss.
County of Kootenai)

On this ____ day of _____, 2026, before me, a Notary Public, personally appeared _____and Renata McLeod, the Mayor and City Clerk respectively of the City of Coeur d'Alene, and known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same on behalf of the City of Coeur d'Alene.

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

_____
Notary Public for Idaho
Residing at _____
My Commission expires: _____

OTHER BUSINESS

CITY COUNCIL
STAFF REPORT

DATE: November 17, 2026
FROM: Ben Orchard, Utility Operations Specialist
SUBJECT: Canfield Butte Antenna Tower Access MOU with Kootenai County

(City Council Action Required)

DECISION POINT: Should Council approve a Memorandum of Understanding (MOU) with Kootenai County to allow City access to the County maintained radio tower?

HISTORY: Streets, Wastewater, Water and Police Department (City CCTV Camera Network) are currently using cellular data plans for video and data exchange at various locations.

FINANCIAL ANALYSIS: The MOU comes with no financial impact. It is an understanding between Kootenai County and the City to have physical access to the tower and site building for installing antennas and associated equipment.

PERFORMANCE ANALYSIS: By locating a radio antenna at Canfield Butte, the City would be able to build a network that is monitored and maintained by City IT personnel whereby the signal can reach most areas of current City utility equipment. This would allow us to have our own system rather than depending on a third-party provider.

DECISION POINT / RECOMMENDATION: Council should approve the Memorandum of Understanding with Kootenai County to allow access to Canfield Butte radio towers so costs and reliability of existing radio links can be minimized and improved.

MEMORANDUM OF UNDERSTANDING
ANTENNA CO-LOCATION

This **MEMORANDUM OF UNDERSTANDING** (hereinafter referred to as the "MOU") is effective the ____ day of _____, 2026, (the "Effective Date"), and is by and between the **CITY OF COEUR D'ALENE**, a municipal corporation organized and existing under the laws of the state of Idaho (hereinafter referred to as the "City"), and **KOOTENAI COUNTY, IDAHO**, a political subdivision of the state of Idaho (hereinafter referred to as the "County").

The City and the County agree to the following:

1. **Property Description**. The County is the owner of a wireless communication tower located on Canfield Butte, east of the City (hereinafter referred to as the "Tower"). The City desires to co-locate two (2) panel antennas and related equipment on the Tower and the County is willing to allow the co-location. It is agreed that the exact location of the City's antennas on the Tower are subject to review and approval by the County.

2. **Mutual Cooperation.** After the Effective Date, the County, upon reasonable advance notice by the City, agrees to cooperate with the City to allow access to the Tower for inspections, testing, and permitting related to the co-location. The City is authorized to sign, file, submit, and obtain all permits, licenses, and approvals required for the co-location from all applicable governmental and quasi-governmental entities. The County's cooperation shall include the reasonably prompt execution and delivery of any documents necessary to obtain and maintain permits, licenses, and approvals. The County shall not take any actions which are in conflict with or interfere with the City's permitting, licensing, and approvals.

3. **Antenna Facilities and Permitted Uses.** The Tower may be used by the City for the installation, operation, maintenance, and repair of the permitted antennas and related equipment. Should the City wish to add, modify, expand, enhance or upgrade, or remove any of the permitted antennas and/or related equipment, the City shall provide reasonable notification to the County.

4. **Term.**

   a) The Initial Term of this MOU shall be five (5) years, commencing on the Effective Date.

   b) Thereafter, this MOU shall renew for additional five (5) year terms; PROVIDED, the City or the County may elect not to renew by providing written notice to the other party at least sixty (60) days prior to the expiration of the then current Term.

5. **Consideration.** The City shall be solely responsible for the costs required to connect, maintain, repair, modify, upgrade, remove, or replace its antennas and related equipment. The County shall be solely responsible for the costs required to maintain, repair, modify, upgrade, or replace the Tower and any County equipment located thereon, except as may be required as the result of the co-location of the City's antennas and related equipment.

6. **Interference.** Neither the City nor the County shall interfere with the wireless communications of the other party. Neither party shall interfere with City's communications equipment in any way for the duration of the MOU. The County shall promptly notify the City of any third party work on the Tower or other co-locations that may potentially interfere with or restrict the operations of the City. The County shall work cooperatively with the City to remedy potential issues to prevent interference with the City's operations.

7. **Utility Services.** The City shall have the right to connect to, maintain, repair, modify, upgrade, remove or replace existing utility related equipment and/or construct and install new utility related equipment to service its antennas and related equipment.

8. **Access and Easements.**

a) The City agrees to provide a minimum forty-eight (48) hour notice to the County before conducting routine maintenance on its equipment located on the Tower. Emergency access may be granted at any time by contacting the County at _____ during regular business hours, excluding holidays, or by contacting the _____ at _____ after hours and holidays. At the City's request, the County shall temporarily terminate transmissions by County equipment for personnel safety.

b) The County grants the City only such easements on, over, under, and across County property as necessary for operations and maintenance of the City's antennas and related equipment. The City shall not modify, interrupt, or interfere with the County's or any third party's communications, electricity, or other utility equipment and easements located on the Tower, except with the prior written approval of the County or the third party, or in the event of an emergency. Access will not be denied during the term of the MOU.

9. **Termination.** Either party may terminate this MOU upon sixty (60) days' prior written notice to the other party for any of the following reasons: (i) upon changes in local or state laws or regulations which adversely affect the party's ability to operate; (ii) following a controlling Federal Communications Commission ("FCC") ruling or regulation that is beyond the control of the parties; (iii) technical or economic considerations; or (iv) if the City is unable to obtain or maintain any governmental approval required for the installation or operation of the City's antennas and related equipment. Upon six (6) months' prior written notice, either party may terminate this MOU for any or no reason.

10. **Default and Right to Cure.** Either party's failure to perform any term or condition under this MOU within thirty (30) days after receipt of written notice from the other party, providing details of such failure, will be deemed a default and a breach of this MOU. No such failure, however, will be deemed to exist if the party has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of the party.

11. **Insurance and Subrogation and Indemnification.**

a) During the Term, each party shall maintain Commercial General Liability Insurance with at least the minium limits provided by the Tort Claims Act and adequate property insurance for its own property.

b) The City and the County hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of an insured loss, neither party's insurance company shall have a subrogated claim against the other party.

c) The City shall not be responsible or liable to the County or any third party for any claims, damages, costs, expenses, including liens, fines, penalties or other enforcement actions, attributable to any pre-existing violations of applicable laws, codes, ordinances or other regulations relating to the Tower or equipment related thereto. To the extent the City is or may be required to cure such pre-existing violations in order to obtain any governmental approvals for its permitted uses under this MOU, the City shall have the right, but not the obligation, to cure such pre-existing violations and invoice the County for the curative costs.

d) The provisions of subsection (c) above shall survive the expiration or termination of this MOU.

12. **Notices.** All notices, requests, demands and other communications shall be in writing and shall be effective five (5) days after deposit in the U.S. mail, first class, postage prepaid, or upon receipt if personally delivered or sent via a nationally recognized courier to the addresses set forth below. The parties may from time to time designate any other address for this purpose by providing written notice to the other party.

If to the County:

If to the City:
City of Coeur d'Alene
710 E Mullan Ave.
Coeur d'Alene, ID 83814
Attn.: IT Department

13. **Quiet Enjoyment, Title and Authority.** The County covenants and warrants that: (a) the County has full right, power and authority to execute and perform this MOU to grant the City the rights of co-location and applicable easements contemplated under this MOU; (b) the County has good and unencumbered title to the Property, free and clear of any liens and will not interfere with the City's Permitted Uses and any rights under this MOU; (c) the execution and performance of this MOU shall not violate any laws, ordinances, covenants, or the provisions of any Mortgage, lease, or other agreement binding on the County; (d) the City's use and quiet enjoyment of the premises encompassed by this MOU will not be disturbed; and (e) the County

will be responsible, at its sole cost and expense, for maintaining all portions of the Tower and grounds, except for the City's antennas and related equipment, in good order and condition and in compliance with all applicable laws, including without limitation, landscaping and common areas. The County agrees and guarantees that, in the operation, maintenance, repairs and improvements by the County's employees or contractors, it will prevent damage to common areas that are not considered a part of the MOU and shall be responsible for any damage and subsequent repairs of the City's property caused by such actions. The City reserves the right to terminate the MOU should the County fail its obligation to protect the premises.

14. **Environmental Laws.** The parties shall comply with all federal, state and local laws in connection with any substances brought onto the property that are identified by any law, ordinance or regulation as hazardous, toxic or dangerous. The City agrees to be responsible for all losses or damage caused by any hazardous substances that it may bring onto the property and will indemnify the County for all such losses or damages arising from such hazardous substances.

15. **Relocation.** The County must provide the City at least three (3) months' written notice of any repairs, maintenance or other work during the term of the MOU which would require the temporary relocation of the City's antennas and/or relate equipment, except in the case of an emergency. The County will not be liable for any expenses incurred by the City arising out of such temporary relocation.

16. **Marking and Lighting Requirements.** The parties agree that the County shall be responsible for compliance with all marking and lighting requirements of the Federal Aviation Administration and the FCC, at the County's sole expense. The County shall indemnify and hold the City harmless from any fines or other liabilities caused by the County's failure to comply with these requirements.

17. **Miscellaneous.**

a) This MOU constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements with respect to the subject matter of the MOU. Any amendments to this MOU must be in writing and executed by both parties.

b) If any term of this MOU is found to be void or invalid, the remaining terms of this MOU shall continue in full force and effect. Any questions of particular interpretation shall be interpreted as to their fair meaning.

c) This MOU and the interests granted herein shall run with the land, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

d) This MOU may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Signed, scanned and emailed copy and electronic copies of this MOU shall legally bind the parties to the same extent as original documents.

CITY OF COEUR D'ALENE

By_____
Daniel K. Gookin, Mayor

ATTEST:

_____
Renata McLeod, City Clerk

KOOTENAI COUNTY

By_____

ATTEST:

_____

RESOLUTION NO. 26-091

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A MEMORANDUM OF UNDERSTANDING WITH KOOTENAI COUNTY FOR ACCESS TO THE CANFIELD BUTTE RADIO TOWER FOR THE INSTALLATION OF TWO PANEL ANTENNAS AND ASSOCIATED EQUIPMENT.

WHEREAS, the IT Utility Operations Specialist has recommended that the City of Coeur d'Alene enter into a Memorandum of Understanding with Kootenai County for access to the radio tower located at Canfield Butte for the installation of two panel antennas and associated equipment, pursuant to terms and conditions set for in a Memorandum of Understanding, a copy of which is attached hereto as Exhibit "A" and by reference made a part hereof; and

WHEREAS, the City CCTV camera network of Streets, Wastewater, Water, and Police Departments are currently using cellular data plans for video and data exchange at various locations; and

WHEREAS, by locating a radio antenna at Canfield Butte, the City would be able to build a network that is monitored and maintained by City IT personnel whereby the signal can reach most areas of current City utility equipment; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to approve such Memorandum of Understanding.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into a Memorandum of Understanding with Kootenai County for access to the radio tower located at Canfield Butte for the installation of two panel antennas and associated equipment, 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 Memorandum of Understanding to the extent the substantive provisions of the Memorandum of Understanding remain intact.

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

DATED this 17th day of November, 2026.

_____

Daniel K. Gookin, Mayor

ATTEST:

_____
Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER WOOD	Voted
COUNCIL MEMBER EVANS	Voted
COUNCIL MEMBER ENGLISH	Voted
COUNCIL MEMBER GABRIEL	Voted
COUNCIL MEMBER SHECKLER	Voted
COUNCIL MEMBER MILLER	Voted

was absent. Motion carried.

CITY COUNCIL
STAFF REPORT

DATE: **NOVEMBER 17, 2026**

FROM: **MICHAEL DOMINGUEZ, CITY ADMINISTRATOR**

SUBJECT: **POLICE ASSOCIATION AGREEMENT**

Decision Point: Should City Council approve the proposed negotiated Coeur d'Alene Police Association Collective Bargaining Agreement establishing compensation and benefits for a one-year term.

History: The Police Association was established by City ordinance in 1999. Since then, the Association and the City have collectively bargained in good faith to ensure the highest possible level of public safety for the residents of Coeur d'Alene. This process has always resulted in a ratified agreement, and it has never required arbitration.

Performance Analysis: The proposed contract with the Police Association was negotiated in good faith by the Association and the City. The result is a competitive compensation and benefits package that compares favorably with other law enforcement agencies in the region. The Agreement shall be applicable to the Police Association represented classifications for a term commencing October 1, 2026, and ending September 30, 2027. If approved, all applicable compensation and/or benefit changes will be implemented retroactive to October 1, 2026. All prior resolutions and agreements between the City and the Police Association will no longer be applicable unless specially provided herein.

The following are significant highlights regarding the negotiated contract:

- 1-year contract term
- 2% market rate wage adjustment
- 3.25% reallocation of existing holiday pay additional benefit to base wage for sworn members
- Increase of monthly HRA VEBA retirement benefit from $115 to $165 per month
- 3% specialty pay additional compensation for K9 officers
- Increase annual paid Military Leave Benefit from 100 to 120 hours
- Increase paid survivor's medical and dental insurance benefit from 6 to 12 months
- Amend Senior Pay requirements to support officer physical fitness and community leadership
- Clarify one-year Injury Leave benefit and associated return-to-work process
- Amend on-call pay to include civilian staff with Chief of Police approval

Financial Impact: If approved**,** this one-year agreement will increase the FY 2026-2027 budget by approximately $500,000. That budget increase will come before City Council for approval in the form of a budget amendment.

Recommendation: This proposed Police Association Agreement represents a good faith bargaining process where the City has considered the proposals of the Association and responded as well as possible within the constraints of the City's current and projected financial position. The City and its residents will continue to receive an excellent level of service from the Association. It is recommended that the City Council approve the proposed negotiated Police Association Agreement establishing compensation and benefits for the one-year term commencing October 1, 2026, and ending September 30, 2027.

Collective Bargaining Agreement

October 1, 2026 → September 30, 2027

City of
Coeur d'Alene

Police
Association

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CITY OF COEUR D'ALENE

and the

COEUR D'ALENE POLICE ASSOCIATION

PREAMBLE

This Agreement is made and entered into this **____ day of _____, 2026**, by and between the **City of Coeur d'Alene**, hereinafter known as the **City**, and the **Coeur d'Alene Police Association**, hereinafter known as the **Association**. The terms and conditions of the Agreement shall be applicable to all represented employees for a term commencing **October 1, 2026, and ending September 30, 2027**, except as specifically provided hereinafter; PROVIDED, HOWEVER, that this Agreement shall be subject to such changes or modifications as may be mutually agreed upon by the parties hereto.

ARTICLE 1
RECOGNITION

SECTION 1. The City recognizes the Association as the sole and exclusive bargaining representative for all benefited employees in Employee Unit 1, as defined by Municipal Code Section 2.62.040(A), subject to the provisions of Sections 2.62.050, 2.62.060 and 2.62.070. Classifications included in Employee Unit 1, effective October 1, 2026, are as follows:

Classification Titles (Sworn-Officers)
Lieutenant
Sergeant
Police Officer
Police Officer Recruit

Classification Titles (Non-Sworn)	**Grade**
IT Systems Analyst Coordinator	15
Records Supervisor	12
Crime Analyst-Intervention Specialist	12
IT Technician	11
Executive Assistant	11
Investigative Specialist/Report Taker	11
Code Enforcement Officer	11
Property Evidence Specialist	11
Crime Victim Advocate	10
Fleet Manager & Equipment Specialist	10
Administrative Assistant	10
Animal Control Officer	10
Records Specialist	9

(non-sworn positions are leveled within the City-wide Pay Scale)

SECTION 2. The City and the Association shall bargain in good faith pursuant to the provisions of Coeur d'Alene Municipal Code Section 2.62.080 and agree to be bound by the same.

ARTICLE 2
NON-DISCRIMINATION

It is agreed that neither the City nor the Association shall discriminate in any way against any City employee or applicant for City employment due to race, color, religion, gender, age, disability, sexual orientation, gender identity, veteran status, national origin or any other applicable legally protected status.

The City and the Association agree not to discriminate against any employee covered by this Agreement on account of Association or City activity, or membership or non-membership in the Association.

ARTICLE 3
MAINTENANCE OF BENEFITS

Unless otherwise specifically changed or modified by this Agreement, prevailing benefits existing from previous written agreements, between the parties and approved by the Council shall be maintained at current levels.

ARTICLE 4
RULES AND REGULATIONS

SECTION 1. Except where the rules, regulations and procedures are amended herein, it is agreed that all employees shall comply fully with the City Personnel Rules and all departmental rules, regulations, and operating procedures.

SECTION 2. The City shall inform the Association of any proposed changes to the City Personnel Rules and Regulations at least ten (10) working days prior to consideration of such rule changes.

ARTICLE 5
ASSOCIATION BUSINESS

Police Department employees represented by the Association elected or appointed to Association offices shall be granted time off as specified herein with pay to perform their Association functions. Reasonable notice shall be given when requesting time off to perform Association functions; such notice shall be at least five (5) calendar days whenever possible. The City agrees to allow paid time off for this purpose up to a maximum of 200 total hours per fiscal year, with the exception of representation for internal investigations or during a bargaining year. During a bargaining year, the City agrees to allow paid time off for bargaining purposes up to a maximum of 500 hours. It is agreed that this benefit shall not be used if minimum-staffing requirements for the Department can't be maintained. All time off under this benefit must be approved in advance by the Association President as well as the Chief of Police. A tracking system shall be established and maintained which meets the approval of the Chief of Police.

ARTICLE 6
MANAGEMENT RIGHTS

Except where limited by express provisions elsewhere in this Agreement, nothing in this Agreement shall be construed to restrict, limit or impair the rights, powers and authority of the City as granted to it by constitutional provisions, statutes, existing ordinances, or special acts, and the City acting through the Chief of Police has the sole and exclusive right to exercise all rights and functions of management, which are not subject to collective bargaining, including but not limited to:

1. The right to determine the overall mission of the City as a unit of government,
2. Maintain and improve the efficiency and effectiveness of City operations,
3. Determine the services to be rendered, the operations to be performed, the technology to be utilized, and the matters to be budgeted,
4. The right to manage the affairs of the City to establish, amend, and enforce police department rules, regulations, orders, procedures, and policies,
5. To direct its working forces, including determining work schedules, except as otherwise provided in Article 26, work assignments, and any other regular and customary functions of management,
6. The right to transfer personnel to meet the needs of the Department,
7. The right to set standards of service and staffing levels, the right to determine the number of ranks and number of personnel within each rank or in each job classification, and the right to determine the necessity of overtime and the amount thereof,
8. The right to hire and promote, and to determine the procedures and standards for testing for, selection for, and training for employment and promotion,
9. Determine the overall methods, processes, means, job classifications, or personnel by which City operations are to be conducted,
10. The right to discipline or discharge for proper cause,
11. The right to lay-off for lack of work or funds,
12. The right to make rules and regulations governing conduct,
13. The right to subcontract work (when it is not feasible or economical for the City employees to perform such work), and the right to determine the methods, processes and manner of performing work,
14. The right to introduce new equipment and/or tools, or methods and/or techniques of operation, and to end the use of equipment, tools, methods, and/or techniques,
15. The right to take such actions as are necessary during an emergency. “Emergency” shall include, but not be limited to, natural disasters, pandemics, epidemics, or terrorist attack; in the case of an emergency, management will consult with Association leadership, if practicable, when considering significant adjustments to schedules prior to implementation.

Except to the extent that these rights have been specifically abrogated by the terms of this Agreement, the City shall have the clear right to make decisions on matters not addressed by the terms of this Agreement.

ARTICLE 7
GRIEVANCE AND PERSONNEL INVESTIGATION PROCEDURE

SECTION 1. It is agreed that any grievances arising from the administration of this Agreement shall be processed utilizing the City's grievance procedure, Personnel Rule 16, which is adopted herein by reference.

SECTION 2. Personnel and Internal investigations shall be conducted pursuant to Police Department policy. However, in the case of alleged misconduct involving harassment, discrimination, or retaliation, the Human Resources Director shall participate in the investigation pursuant to Personnel Rule 15. Otherwise, the Human Resources Director and the City Attorney may participate in any disciplinary proceeding arising from a personnel or internal investigation following completion of that investigation, including any pre-decision hearing.

ARTICLE 8
WAGES

SECTION 1. Market Adjustment Increase: Effective September 20, 2026, the first day of the pay period that includes October 1, 2026, the City will provide a 2% market adjustment increase.

Additionally, sworn officers will also receive the 3.25% holiday reallocation adjustment retroactively, effective October 1, 2026. Any overpayments made to employees during the same period, resulting from changes in the new Agreement, shall be corrected, and the amounts of such overpayment shall be offset against the retroactive pay owed to the affected employees. If an employee's overpayment exceeds the amount of retroactive pay owed, resulting in a balance owed to the City, the City agrees to waive repayment of such balance, and the employee shall have no obligation to reimburse the City.

Police employees who retired and separated from employment after the expiration of the September 30, 2026 Agreement, and while the City and the Association continued negotiations for a new Agreement, will be eligible for the following adjustment:

All compensable hours and leave payouts were properly paid at the gross hourly wage in effect on the retiree's effective date of separation. Despite those payments, the parties mutually agree that eligible retirees will receive the 2% market adjustment agreed to in negotiations retroactively for hours worked from September 20, 2026, through their effective retirement date. The retroactive market adjustment shall apply to hours worked only and shall not be applied to leave payouts. This adjustment also shall not include the 3.25% holiday pay reallocation.

ANNUAL REVIEW

The City and Association agree to meet and bargain in good faith to adjust the COLA increase in Section 1 above should the City be required to reduce personnel in order to have a balanced budget based on the projected revenues for that fiscal year. The request to meet shall be initiated by City Administration and based upon good faith information. Any revisions to the

Agreement would be by mutual agreement and should the parties be unable to reach the same, the factfinding provision of Coeur d'Alene Municipal Code Section 2.62.080 would control a binding decision.

Additionally, an annual financial review discussion to be initiated by City Administration in July of each year of the contract whereby the parties will review the City's financial situation with a particular emphasis on what wage adjustments and medical cost increases can be funded based on the anticipated revenues, with and without tax levy increases. Any revisions to the contract would be by mutual agreement, and upon ratification by Association membership and the City Council.

SECTION 2. Sworn Officer Compensation Schedule (Appendix A): Notwithstanding any other provision of this Agreement, the parties agree that all full-time sworn employees shall be eligible for a service time increase based on the following schedule only if the employee receives an overall rating of "Average" or above on the performance evaluation.

1 Year	2 Years	3 Years	4 Years	5 Years
5% Increase	5% Increase	10% Increase	10% Increase	5.5% Increase or to maximum

Service time increases will occur as follows: five percent (5%) increase with average or above overall rating at 1 year; five (5%) percent increase with average or above overall rating at two years; ten percent (10%) increase with average or above overall rating at three years; ten percent (10%) increase with average or above overall rating at four years; five-and-a-half percent (5-½%) increase with average or above overall rating at five years or to maximum of classification. Approved increases will be based on an overall rating determined by the supervisor considering the various rating factors and giving appropriate weight to each factor.

If a service time increase is not approved at the time the employee is eligible, the employee's service time dates will be adjusted accordingly once employee is approved for the increase. Service time increases must be at least 12 months apart. Employees who are on a performance improvement plan are ineligible to receive a service time increase until performance is re-evaluated and maintained at an overall average rating.

SECTION 3. Lateral Hire: A newly hired officer who qualifies as a lateral hire shall receive compensation for previous experience with another law enforcement agency as follows:

1. The Program is open to individuals with previous sworn law enforcement experience with the City of Coeur d'Alene or another state, county, or municipal law enforcement agency where they performed like duties.

2. Each year of an individual's service with an agency of ninety-nine (99) or more sworn members will equal one (1) year of service-eligible time with the Coeur d'Alene Police Department. Service time will be rounded to the nearest full year, with service time in excess of six (6) months being round up to the next full year.

3. Every two (2) years of service with an agency with fewer than ninety-nine (99) sworn officers will equal one year of service-eligible time with the Coeur d'Alene Police Department. Service time will be rounded to the nearest full year. However, at the discretion of the Chief of Police, lateral officers from agencies with fewer than ninety-nine (99) sworn officers may have service time applied at the 1:1 rate. The Chief of Police shall consider years of service, experience, certifications, training, and the like in exercising his/her discretion. Service time will be rounded to the nearest full year, with service time in excess of six (6) months being rounded up to the next full year. Rounding of service time shall not happen twice. For example, a lateral officer with five (5) years of service calculated at two-and-a-half (2-½) years equivalent service, then rounded down to two (2) years when applied to the pay scale-in this instance, any member with service time in excess of six (6) months shall be rounded up to the next full year in the pay scale.

4. The maximum amount of Coeur d'Alene Police Department service-eligible time for determining compensation for lateral officer service will be five (5) years, placing the lateral officer at the maximum (without senior pay) of the police officer rank.

5. After determining service-eligible time in paragraphs 2 and 3 above, the lateral hires starting pay will be applied in accordance with the sworn officer compensation schedule and will proceed through the wage increase schedule as any other employee until maximum wage is reached.

6. Lateral officers will accrue vacation time consistent with their determined years of service-eligible time. Applicants with less than four (4) years of service-eligible time will accrue vacation at the minimum (8 hours of vacation per month). The maximum amount of Coeur d'Alene Police Department service-eligible time for determining lateral officer vacation time will be five (5) years.

SECTION 4: Sworn Officer Promotions: When promoted, employee will receive a ten percent (10%) increase or shall be placed at least equal to the minimum wage of the applicable rank, whichever is greater (minimums are ten percent (10%) above the lower rank's maximum, not including senior pay). The employee is eligible for a five percent (5%) increase after twelve (12) months with an overall average or above evaluation signed by the Chief of Police. Thereafter, the effective date of the promotion becomes the new anniversary evaluation date and the employee will be eligible for five percent (5%) service time increases annually until employee reaches the maximum of the newly promoted rank.

Employees shall have the ability to purchase the badge associated with the rank they last held at the time of their promotion.

Employees who are promoted to the rank of Lieutenant agree to have their service assignments within the Department and the durations associated with the same delineated by the Chief of Police.

SECTION 5. Non-Sworn Compensation Schedule[1]: Notwithstanding any other provision of this Agreement, the parties agree that all full-time employees shall be eligible for a service time increase based on the following schedule only if the employee has received an

[1] The non-sworn pay grades are leveled within the City-Wide Pay Structure.

overall rating of "Average" or above on the performance evaluation. Approved increases will be based on an overall rating determined by the supervisor considering the various rating factors and giving appropriate weight to each factor.

1 Year	2 Years	3 Years	4 Years	5 Years	6 Years	7 Years
5% Increase	5% Increase	5% Increase	5% Increase	5% Increase	5% Increase	5% Increase

Service time increases will occur as follows: five percent (5%) increase with average or above overall rating at 1 year; five percent (5%) increase with average or above overall rating at two years; five percent (5%) increase with average or above overall rating at three years; five percent (5%) increase with average or above overall rating at four years; five percent (5%) increase with average or above overall rating at five years; five percent (5%) increase with average or above overall rating at six years; five percent (5%) increase with average or above overall rating at seven years. Employees who do not reach the maximum of the wage range after receiving all eligible service time increases shall continue to be reviewed annually on the employee's evaluation date and receive a five (5%) increase until the maximum wage of the classification is reached with an average or above average overall rating.

If a service time increase is not approved at the time the employee is eligible, the employee's service time dates will be adjusted accordingly once employee is approved for the increase. Service time increases must be at least twelve (12) months apart.

SECTION 6: Non-Sworn Promotions: When promoted, the employee will receive an immediate ten percent (10%) increase based on their current wage and are eligible for a five percent (5%) increase or to the maximum wage of the classification, after twelve (12) months with an overall average or above evaluation signed by the Chief of Police. Thereafter, the effective date of the promotion becomes the new anniversary evaluation date and the employee will be eligible for service time increases as outlined above in Article V, Section 4, until compensation equals service time.

For purposes of this section, the terms eligibility service time credit, years of service, and eligible service time, are defined as the total number of years employed full time by the City of Coeur d'Alene as a police department employee.

SECTION 7: Educational Incentive Pay: It is agreed that police department employees who earn degrees from accredited colleges that are not a requirement of the classification shall be paid an additional amount based upon the following schedule.

- Associate degree: $ 0.19/hour
- Bachelor's degree: $ 0.37/hour
- Master's degree: $ 0.47/hour

SECTION 8: Senior Pay

A sworn officer will be eligible to receive a five percent (5%) increase after meeting the following criteria. An officer receiving Senior Pay will no longer be eligible for such pay if the following criteria are not maintained at all times.

1. Five (5) years of service as a City of Coeur d'Alene Police Officer (lateral program eligibility established will count towards service time for lateral hires) and a minimum of an Intermediate P.O.S.T. Certification.

2. Senior Pay for Sergeants and Lieutenants require two (2) consecutive years in applicable rank and a minimum of an Intermediate P.O.S.T. Certification.

3. Physical Fitness Standard

   Officers must achieve a passing score on the P.O.S.T. physical fitness standard during their initial year of eligibility. If an officer is unable to complete a portion of the P.O.S.T physical fitness standard test due to a temporary physical limitation, the officer may submit a waiver request to the Chief of Police. Based on the circumstances presented, the Chief of Police may approve a short-term waiver for the temporary physical limitation. The officer is expected to complete the P.O.S.T. physical fitness standard test when released to full duty.

   All officers must then continue to pass the physical fitness standard three (3) out of every five (5) years with a minimum of twelve (12) months between testing. The department will offer quarterly testing with a report generated by the Department and submitted with the officer's eligibility documentation.

4. All sworn officers must currently participate in a minimum of twenty (20) hours per year in any of the leadership activities listed below. Officers who obtain a P.O.S.T. certification above the Intermediate level (e.g., Advanced, Supervisory, or higher) are eligible for a reduced annual leadership requirement of fifteen (15) hours.

LEADERSHIP LIST
Qualifying Community Support/Leadership Activities

- Membership and regular attendance in a Service Club (e.g., Kiwanis, Toastmasters, Rotary, etc.)
- Leadership of an accredited Youth Development (e.g., Boy/Girls Club, Boy/Girl Scouts, etc.)
- Elected member of the Coeur d'Alene Police Association Executive Board
- Board Membership or participation with a Community Agency (e.g., School Board, Cooperative Board, NIC)
- Other Leadership roles/activities requested in writing may be approved by the Chief of Police and City Administrator on a case-by-case basis.

5. The sworn officer requesting Senior Pay shall provide the necessary documentation to the Chief of Police, or designee, for review to determine eligibility. The Chief of Police, or

designee, shall forward the approval to Human Resources within ten (10) business days upon receipt of written documentation from the officer. The wage increase implementation shall be effective at the beginning of the following pay period following the Chief's approval date. Human Resources shall be notified if an officer is no longer eligible by the Chief of Police or designee.

6. Officers receiving Senior Pay must be an active member, not on probation, not on a performance improvement plan, and must maintain a minimum of average or above on all performance evaluations to remain eligible.

7. In the event that a sworn officer receiving the senior pay receives a performance evaluation with an overall below average rating, the Senior Pay will be discontinued and only reinstated after an overall average or above performance evaluation is re-established and maintained for twelve (12) consecutive months. If an employee is placed on disciplinary probation, the Senior Pay will be removed on the effective date of the disciplinary probation only reinstated once an average or above performance evaluation is established at the end of disciplinary probation and maintained for an additional twelve (12) consecutive months after coming off of disciplinary probation. Eligibility for reinstatement is submitted to Human Resources for wage increase implementation using the first day of the beginning of the next pay period following the Chief's, or his/her designee's, approval date. Assignment of staff and training approval is at the discretion of management and will continue to be based on current practice and available funding.

ARTICLE 9
SICK LEAVE

It is agreed that the sick leave policy, as contained in Rule 11, Section 4, of the Personnel Rules, applies with the following additions:

A. Conservative Sick Use. To be eligible for conservative sick use, employees must be employed for the entire quarter of the fiscal year. Employees shall receive four (4) hours of vacation for each fiscal year quarter in which they did not use any sick leave.

B. Upon reaching 720 hours of accrued sick leave, employees shall be eligible for the following compensation method of sick leave accrual:

> Employees having accumulated 720 hours sick leave shall be paid for thirty-three and one/third percent (33 1/3%) of the excess leave forfeited on the first day of the new fiscal year, and such payment shall be contributed directly into the employee's HRA VEBA plan in November. Rate of pay will be based on the employee's assignment on September 30th of the given year. Upon retirement from the City of Coeur d'Alene, employees will be paid for one-third (1/3) of their accrued sick leave balance at the date of retirement up to a maximum of two hundred forty (240) hours.
>
> Grandfathered "Option Two": This option is only available to those employees who had selected Option Two prior to October 1, 2026, and are now grandfathered for this

compensation method. Upon retirement from the City of Coeur d'Alene pursuant to the provisions of Idaho Code, the termination of an employee due to that employee's job being abolished, or the death of the employee, he/she or their beneficiary shall be paid for 41% of the employee's total accrued sick leave hours. For the purpose of computing compensation for accrued sick leave at retirement, sick leave shall be calculated as unlimited accrual, with City providing an annual statement of banked sick leave hours to employee annually.

C. No sick or vacation leave shall be accrued after sixty (60) consecutive calendar days of absence.

D. Sick Leave may be authorized for use by the member or for the member to care for the member's "Immediate Family," which shall be defined as a parent, child, spouse, or cohabitating domestic partner (as verified by an approved affidavit), in the event of an injury, surgery, illness, or other allowable use under Section 4, Rule 11 of the Personnel Rules. "Child" is defined as the biological, adopted, foster, or stepchild, legal ward, or a child of an individual acting in the parent's stead who is under the age of eighteen (18) or who is a dependent under the Internal Revenue Code or related regulations.

E. New Employees: In the first six (6) months of employment, new employees shall be entitled to use up to thirty-two (32) hours of sick leave from the first day of work for allowable sick leave use. Any sick leave used in excess of what is actually accrued will result in a deduction from sick leave accrual until there is no longer a negative sick leave balance and also shall require medical documentation. If an employee separates from employment having used more sick leave than accrued, the employee shall be required to repay the City for such excess use, which amount shall be deducted from the employee's last paycheck or, if funds are insufficient, the employee shall be required to make a separate payment immediately to the City of Coeur d'Alene.

ARTICLE 10
BEREAVEMENT LEAVE

SECTION 1. In the event of a death in the immediate family of any represented employee or a possibility thereof, up to 53.35 hours of paid leave of absence shall be granted to employees whose scheduled workday is 10 hours and 40 minutes at the time of death. All other represented employees shall be granted up to 40 hours of paid leave of absence. This equates to the maximum of five (5) scheduled work days and hours will be pro-rated for part-time employees.

SECTION 2. "Immediate family" is defined as a spouse, cohabitating domestic partner (as verified by an affidavit in the form provided by Human Resources), child, mother, father, legal guardians, brothers, sisters, grandparents, and grandchildren of either a spouse or cohabitating domestic partner. "Child" is defined as the biological, adopted, foster, or stepchild, legal ward, or a child of an individual acting in the parent's stead who is under the age of eighteen (18) or who is a dependent under the Internal Revenue Code or related regulations.

SECTION 3. Only time taken within thirty (30) days prior to or immediately following a death shall qualify as bereavement leave. An extension of such leave or time taken off for the illness of an immediate family member that does not result in death shall be charged to sick leave, vacation, and/or comp time as the employee requests in accordance with applicable Personnel Rules and leave policies. If an employee is on vacation or sick leave at the time bereavement occurs, bereavement leave shall be used and time off shall not be charged to vacation or sick leave until bereavement leave is exhausted.

ARTICLE 11
VACATION

It is agreed that the vacation leave policy as contained in Rule 11, Section 3, of the Personnel Rules applies, and is set forth in part as follows:

- First through third year of service: Ten (10) hours for each month of service.
- Fourth through fifth year of service: Twelve (12) hours for each month of service.
- Sixth through tenth year of service: Sixteen (16) hours for each month of service.
- After ten (10) or more years of service: Twenty (20) hours for each month of service.

A. The Maximum accumulation of vacation will not exceed three hundred sixty (360) hours. Any employee who has accumulated vacation leave in excess of this amount as of the first day of the new fiscal year shall either:

1. Forfeit such excess accumulation if not used by the following January 15, unless otherwise specifically approved in writing by the Chief of Police and Human Resources Director; OR

2. If employee is unable to use all excess accumulation of three hundred sixty (360) hours by January 15, employee shall be eligible to receive a payment of eighty percent (80%) (up to a maximum of forty (40) unused vacation hours) which the payout amount shall be placed into a tax-deferred investment vehicle chosen by the member. Members must use a minimum of two hundred (200) hours of vacation per calendar year to be eligible for payment and must provide Human Resources with applicable documentation to complete the tax-deferred contribution.

B. If an employee is on vacation and becomes ill, the employee may report in sick and claim sick leave for the days the employee is ill. An employee claiming sick leave while scheduled to be on vacation shall provide proof of illness for each of the days for which sick leave is taken. Vacation shall not be charged against that employee's accrued vacation time for the days taken as sick leave. Proof of illness shall be established by a written note from a medical professional. This article is not intended to prohibit an employee from using vacation time for an extended illness once the employee's sick leave has been exhausted.

C. No vacation leave shall be accrued after sixty (60) consecutive calendar days of absence.

ARTICLE 12
HOLIDAYS

The following eleven (11) days shall be recognized as holidays. It is agreed that each holiday shall be paid at eight (8) hours and in the pay period the holiday is earned.

- Veteran's Day
- Thanksgiving Day
- The day following Thanksgiving
- December 24th
- Christmas Day
- New Year's Day
- Martin Luther King, Jr. Day
- President's Day
- Memorial Day
- Independence Day
- Labor Day

Members who work on the above-mentioned holidays will receive compensation at the rate of time and one-half (1.5) for hours they are regularly scheduled to work that day. Holiday pay shall apply for those shifts beginning after 0001 hours on the date of the holiday. Holiday compensation may be applied as pay or compensatory time.

Members who are not scheduled or required to work (e.g. investigations, SRO's, non-sworn employees) will take the City observed holiday off and will require prior authorization from their direct supervisor to work during holidays. If the observed holiday falls on a regularly non-scheduled workday, to avoid overtime, the employee will be scheduled another day off within the same seven (7) day work week (Sunday through Saturday).

Sworn-officers working five eight-hour days (5/8 schedule) or four ten-hour days (4/10 schedule) who are not assigned to patrol may elect to work any of the three (3) listed observed holidays below. An officer who elects to work on any of the three holidays listed shall be compensated at one and one-half (1.5) times the hourly rate for hours worked on the holiday. An officer who elects not to work on the holiday shall be paid the eight (8) hours of normal holiday pay.

- Veteran's Day
- Martin Luther King, Jr. Day
- President's Day

The Chief of Police, or his/her designee, retains the discretion and authority to require any sworn police officer, regardless of assignments or work schedule, to work on any recognized holiday when deemed necessary to meet operational needs. If the Chief of Police requires a sworn officer not assigned to patrol to work one of the three holidays listed above, the Chief of Police may designate an additional holiday during which non-patrol sworn officers may elect to work, maintaining the opportunity to work a total of three (3) holidays.

Holidays that fall on a Saturday are generally observed on the preceding Friday, and holidays that fall on a Sunday are generally observed on the following Monday. If December 24th falls on a Saturday or Sunday, the preceding Friday shall be observed.

If police recruits are attending the academy and the academy is in session on a City observed holiday, the recruit will record the holiday (8 hours straight time) and record all regular worked hours each day of the work week and will be paid overtime after forty (40) hours if a flex schedule is not an option.

Employees in a leave without pay status at the time of the holiday are not eligible for holiday pay. Employees who are on injury leave during a designated holiday will receive holiday pay for that day in lieu of injury leave pay.

ARTICLE 13
OVERTIME

SECTION 1. It is agreed that all overtime shall be paid at one-and-one-half times the hourly rate based on an established work period. All overtime requires supervisor approval prior to working overtime hours.

SECTION 2. Definitions:

A. Designated work period: The agreed upon work period for all full-time sworn police officers is based upon a twenty-eight (28) day work period and is an average of forty (40) hours per week. The FLSA work cycle shall be a 28-day cycle beginning January 1, 2023.

B. Work Schedule: The work schedules may be five days working-four days off, five days working-four days off, five days working-five days off; five (5), eight (8) hour days with two (2) consecutive days off; or four (4) ten (10) hour days with three (3) consecutive days off. The Chief of Police, or designee, will determine the work schedule to be worked based on the needs of the Department.

It is further agreed that employees who are scheduled to work two consecutive shifts when transferring from Graveyard to Day shift shall be paid at the appropriate overtime pay rate for the second shift.

C. Designated work week: All non-sworn full-time employees will work forty (40) hours per week with consecutive days off. Alternative work schedules shall be based upon a forty (40) hour work period and may consist of more than eight (8) hours per day.

The designated work week shall consist of seven consecutive days beginning on Sunday and ending on Saturday at midnight. Any additional hours in a work week shall require the supervisor's approval and will be overtime.

SECTION 3. It is agreed that when an employee is required to report to work on a regularly scheduled day off or when off-duty on a scheduled work day a minimum of three hours pay at

overtime/comp time rates shall be paid. However, if the employee is called out within three (3) hours of their regular start time, only the time worked up to the start time will be paid at an overtime rate. Example: The employee is called out at 5 a.m. and the regular start time is 7 a.m., only two (2) hours of overtime will be paid.

SECTION 4. With Management approval, employees may receive compensatory (comp) time off in lieu of overtime at a rate of time and one-half for each hour of overtime worked. Employees may not accrue more than 240 hours of comp time, except sworn officers who shall not accrue more than 480 hours of comp time. All hours of comp time worked beyond 240 hours must be paid overtime, however eligible police positions shall be paid overtime beyond 480 hours as set forth by the Fair Labor Standards Act (FLSA). Upon separation of employment, employees shall receive monetary compensation for accumulated comp time.

ARTICLE 14
STANDBY DUTY

It is agreed that when an employee is required by his/her department head or by subpoena to be on standby and available for immediate call back, such employee shall be compensated in the following way; every two (2) hours of required standby shall be compensated at a rate equal to one (1) hour of regular pay or compensatory time off. It is the employee's responsibility to notify his/her supervisor if standby time is requested because of a subpoena. Employees must document verification of being placed on standby by the court or prosecutor's office. Overtime requests without this verification for standby will not be accepted.

If an employee is placed on standby duty by the employee's supervisors related to a special event, the employee will receive one hour of regular pay or compensatory time for every two hours the employee is requested to be on standby. If the employee is called out, the employee will be compensated for their actual call out time at an overtime rate.

ARTICLE 15
ON-CALL PAY

Section 1. It is agreed the personnel of any Division who are designated as being "on-call" by the Chief of Police, or his/her designee, shall be compensated with an additional $4.25 per hour for each "on-call" hour that falls outside of regular working hours.

The Investigative Division sworn personnel shall be available and "on-call" on a rotational basis. The personnel shall include one supervisor and at least one detective, with the Chief of Police retaining the discretion to authorize the assignment of additional personnel. If the Chief, or his/her designee, assigns employees beyond this section related to detectives to on-call status, he/she may decide the response time, hours, and day appropriate for the matter causing the on-call assignment. On-call coverage shall be provided outside of regular work hours from Monday at 5 p.m. until the following Monday at 7 a.m. A supervisor will assign on-call personnel.

Section 2. Employees on-call agree to be reachable by agency issued phone or another method established by their supervisor and capable of arriving within 45 minutes.

Section 3. The total amount of "on call" hours for a given week cannot exceed 118 hours per person, unless otherwise approved by the Chief of Police, or his/her designee.

When an employe is on-call and is "activated" to respond to a call-out, overtime or comp-time shall be paid at one-and-one-half (1-½) times the hourly rate. It is also agreed that when an employee is required to report to work on a regularly scheduled day off, a minimum of three (3) hours of pay at overtime or comp-time rates shall be paid. However, if an employee is called out within three hours of their regular start time, only the time worked up to their regularly scheduled start time will be paid at an overtime or comp-time rate. On-call pay will not be paid for the hours that an employee is "activated" (earning overtime or comp time) and performing assigned work activities.

ARTICLE 16
COURT TIME

It is agreed that compensation for court time shall be in accordance with Article 13 of this Agreement. A minimum of three (3) hours at overtime rates shall be paid for employees required to be in court on a regularly scheduled day off or when off-duty on a scheduled workday, except when court duty begins less than two hours before scheduled duty hours.

Employees shall call in or check the prosecutor website, if applicable, the day before the scheduled court appearance to verify that their attendance is required.

If an employee is not called off the day before the scheduled court appearance, the employee shall be paid for three (3) hours at overtime rates.

ARTICLE 17
SHIFT DIFFERENTIAL

It is agreed that a shift differential shall be paid to those employees regularly assigned to work power or graveyard shifts. If temporarily assigned to work power or graveyard shifts for less than ten (10) consecutive scheduled shifts, no shift differential will be paid. Shift differential shall not be paid to employees on worker's compensation or employees on extended sick leave in excess of fifteen (15) consecutive scheduled work days. Compensation is as follows: No shift differential shall be paid for any shift starting prior to 2 p.m.

- Shifts starting between 1400 - 2000: $1.00 per hour
- Shifts starting between 2000 - 0300: $2.25 per hour

ARTICLE 18
INJURY LEAVE

Injury leave is paid time off for eligible employees who are off work due to an injury or illness that arose out of and occurred in the course and scope of employment with the City. Injury leave is paid in lieu of temporary disability payments.

Any time-loss payments received by the employee from State Insurance Fund as a result of

an approved Worker's Compensation claim shall be endorsed back to the City while the employee continues to receive regular[2] wages paid by the City.

An employee eligible for temporary disability time-loss payments under the Worker's Compensation Law (Idaho Code Title 72) shall not have lost duty time deducted from his/her sick leave account for a period not to exceed one (1) year from the date of claim. When leave is taken intermittently due to the same work-related injury, the employee shall be eligible for up to a total of fifty-two (52) weeks from the original date of claim.

An employee will no longer be eligible for injury leave when one of the following occurs:

1. The employee is released to perform modified/light duty and is offered such duty by the City; or
2. The employee is released to return to duty by a physician, with or without accommodations, and who has reached maximum medical improvement allowing the employee to perform the essential functions of their job; or
3. The employee receives a partial or total permanent disability rating; or
4. The employee separates employment from the City of Coeur d'Alene pursuant to Idaho Code; or
5. The employee remains unable to return to duty after one (l) year from the date of claim.

Should the employee continue to be unable to return to work after one (1) year from the date of injury, the employee may be deemed separated from employment. However, if an employee has exhausted the one (1) year injury leave and a designated physician states they are reaching or closely approaching "maximum medical improvement" enabling them to be released to perform the essential functions of their position, the following provisions will apply:

1. An employee may request to use sick leave if a designated physician verifies the employee is expected to return to work and perform all essential functions of their regular position. Sick leave use may be considered with a maximum allowance of no more than three (3) months.
2. The request to use sick leave must be made in writing to the Chief of Police. The request must include documentation from a designated physician that states the specific date the employee can return to work and guidance detailing a full return-to-work plan. The Chief of Police, in consultation with the Human Resources Director, has the discretion to approve or deny the request in whole or in part.
3. If the request is approved, the Chief of Police will document the approval on a form acceptable to the Human Resources Director and the City shall begin to charge the employee's sick leave (or vacation and/or comp-time if sick leave is exhausted) on his/her timecard the difference between his/her regular wage and the amount of time loss payments received by the City. Approved leave shall not be extended for more than three (3) months unless the employee's and the City's physicians agree on how much additional time is needed and then only if specifically approved by the Chief of Police, in consultation with the

[2] Regular wages are defined as the employee's hourly rate which includes base wage, education incentive, and senior status. The $2.00 per hour funded by the school district shall not be paid to School Resource Officers on Worker's Compensation or on extended sick leave for more than fifteen (15) days.

Human Resources Director. It is further agreed that any employee participating in this program shall not receive accrued sick leave during their period of disability.

The City may, at its option and expense, require that the employee be examined by a physician appointed by the City. The examining physician shall provide a copy of his/her medical findings and his opinion to the City and the employee as to whether or not the employee is able to perform his or her normal work duties, what duties the employee is able or unable to perform, with or without accommodations, and, if the employee is unable to resume normal duties, a prognosis of when the employee may be expected to resume normal duties. If an employee is not expected to resume normal duties, with or without accommodation, use of sick leave beyond the one (1) year period from the date of injury will not be allowed. The City may use its examining physician to inform its courses of action rather than the opinions of the employee's physician.

ARTICLE 19
MEDICAL INSURANCE

SECTION 1. The City agrees to provide a medical insurance program for the employee and eligible dependents. One hundred (100%) percent of the employee's medical insurance premium will be borne by the City for single employee plan coverage only. Employees shall pay a minimum of ten percent (10%) of the total employee selected medical insurance premium when including IRS eligible dependents on the medical plan and when premiums change, the employee shared premium adjustment will be made accordingly.

If dependent premium increase quotes from the insurance companies are greater than five percent (5%) over the previous year, the City will cover the initial five percent (5%), the employee will be responsible for the next two percent (2%) and if the premium is above seven percent (7%), the following will be implemented in an attempt to reduce the increase in premium cost in the following order:

1. The City is authorized to increase the medical plan co-pays at a rate not to exceed $5.00 per visit each fiscal year.
2. If the co-pay increase for emergency room, doctor's visits or prescriptions are not sufficient to reduce the premium increase cost to the City to five percent (5%) or less, the employee shall also pay twenty-five percent (25%) of the premium net increase.
3. If this does not reduce the City's responsibility of the premium increase to five percent (5%) or less, the medical insurance review committee, hereafter referred to as "Committee," will be "activated" to review possible changes or alternate plans. The medical plan and the employee contribution amount will stay the same until completion of the Committee review.
4. Any savings in premiums greater than two percent (2%) of the previous year's premium will be reallocated through the Health Reimbursement Arrangement (HRA)/VEBA to all benefited full-time employees.

The Committee shall consist of four members. There shall be one member from each of the following four employee groups: Lake City Employee's Association, Fire Union, Police Association, and non-represented employees. The members shall be selected by their respective employee group and shall be active dues paying members where applicable. Each Committee member has one (l) vote. The Committee's goal is to work in good faith to research options which

may reduce or maintain the medical premiums and/or options which may increase the employee's contribution toward the total family premium such that the total family premium cost increase to the City is five percent (5%) or less over the previous year. A decision by the Committee shall be made by September 1st of the year in which the Committee is activated. The decision reached by majority vote will be implemented October 1st. If consensus is not reached or the Association does not agree with the majority, this Agreement will reopen immediately for negotiations relative to compensation including wages, Health Reimbursement Arrangement HRA/VEBA, Medical Insurance, and other insurance benefits. The Association and the City agree to bargain in good faith to reach an agreement on or before September 30th.

SECTION 2. If the employee elects to opt out of the City's medical insurance plan, the employee's premium on the selected medical insurance plan that the City would have paid for single coverage will be placed in the employee's HRA/VEBA. Proof of other medical insurance, not provided by the City, must be provided by the employee.

SECTION 3. Vision Insurance. The City agrees to pay one hundred percent (100%) of the premium costs for family vision coverage.

SECTION 4. An employee who retires from the City of Coeur d'Alene pursuant to the provisions of Idaho Code may elect to remain on the City's Health Insurance program until that employee becomes eligible for Medicare or Medicaid. Such election must be made as prescribed by federal law at the time of the employee's retirement. Employees who so elect shall be responsible for paying the applicable premium on or before the first day of each month in order to continue receiving this benefit. Any employee who elects to terminate his/her medical insurance coverage or who fails to make timely premium payment shall not be allowed to re-enroll. No new dependents may be added to the employee's coverage following retirement. The employee may elect to have the premiums paid from funds which the employee is entitled to receive under Option Two of Article 9, Section B, until such time as their sick leave accrual funds are exhausted.

SECTION 5. Effective October 1, 2026, the City will contribute one hundred sixty five dollars ($165.00) per month to the full-time employee's Health Reimbursement Arrangement (HRA)/VEBA and prorated for part-time employees.

SECTION 6. The City agrees to contribute One Thousand Dollars ($1,000) annually for an individual employee deductible and Two Thousand Dollars ($2,000) annually for an employee family deductible into the employees HRA/VEBA plan. The contribution will be deposited into the employee's HRA/VEBA plan on a monthly basis with the applicable deductible contribution divided by the applicable months of eligible coverage.

ARTICLE 20
DENTAL INSURANCE

It is agreed that the City shall contribute one hundred percent (100%) of the premium for dental insurance for the employee and their eligible dependents during the term of this Agreement.

ARTICLE 21
LIFE AND DISABILITY INSURANCE

SECTION 1. It is agreed that the City will provide life insurance for employees and dependents as follows:

- Employee Life Insurance $50,000.00
- Dependent Life Insurance $ 1,000.00
- Accidental Death & Dismemberment Insurance, Employee Only $50,000.00

SECTION 2. It is agreed that the City will provide disability insurance for employees which would provide a disabled employee sixty percent (60%) of base wage (as described per policy) until Social Security Normal Retirement Age after sixty (60) days of lost time. All accrued sick leave shall be used before insurance compensation begins. It is understood and agreed that affected employees could receive pro-rated vacation leave benefits, if available from the employee's vacation leave account, to maintain base wages after insurance compensation begin. It is not the intent of this section to provide the employee with any benefit that would result in the employee being compensated in any manner in excess of one hundred percent (100%) of the employee's base wages. No vacation or sick leave shall accrue after sixty (60) consecutive calendar days of absence.

ARTICLE 22
SELECTION PROCEDURE

SECTION 1. New Hires: It is agreed that new hires shall be controlled by the appropriate provisions of the Personnel Rules.

SECTION 2. Promotions: It is agreed that any promotions shall be subject to a six (6) month probationary period.

SECTION 3. Transfers: It is agreed that all transfers within the Police Department will occur without the loss of seniority or accrued benefits to the affected employee as long as there is no break in continuous service time.

SECTION 4. Representation from the Association will be included in the hiring process for the Chief of Police classification. The Association representative shall be selected by the Association President. The Association representative shall be entitled to actively participate in the recruitment process determined by the CITY. The Association recognizes that the City Administrator is vested with the sole authority to hire a Chief of Police.

ARTICLE 23
SPECIALTY COMPENSATION

It is agreed an assigned Field Training Officer (FTO) shall be eligible for FTO pay when they are actively training a police officer. When the FTO is not actively training another police officer,

they are not eligible for the specialty compensation. Only sworn police officers are eligible for this specialty compensation.

FTO pay: 7% above the current base hourly wage

It is agreed an assigned K9 officer shall receive the last hour (1 hour) of the scheduled work day for dog care.

K9 pay: 3% above the current base hourly wage

ARTICLE 24
MILITARY LEAVE

Employees who serve in the National Guard or other Reserve component of the Armed Forces of the United States may request they be paid while participating in required training under the following conditions:

1. The training must be required by the Reserve or Guard component that the employee is a member of and the employee must provide a copy of their official Orders to the police department and Human Resources as far in advance as possible. Official Orders shall be kept in the employee's official personnel file.

2. Employee must have completed at least twelve (12) months continuous employment with the City prior to being eligible for such leave.

3. Employee will not be eligible for compensation if the training is on off-duty days or is voluntary.

4. The paid benefit is limited to a total of one hundred twenty (120) hours (pro-rated if less than full-time) of straight time compensation per calendar year subject to review and approval from the Chief of Police and the Human Resources Director. The paid benefit will not affect vacation or sick leave.

5. The paid benefit applies only to the employee's contractual days of obligation per military Orders and does not apply to travel time unless reasonable travel time is approved in advance by the Chief of Police.

The City adheres to all guidelines as stated in the provisions of Idaho Code Sections 46-216 and 46-224, and the Uniformed Services Employment and Reemployment Rights Act (USERRA).

ARTICLE 25
PRE-EMPLOYMENT INVESTIGATIONS

It is agreed that any individual offered employment in any position within the Police Department must first undergo and successfully pass a complete background investigation.

ARTICLE 26
WORK SCHEDULE

SECTION 1. Full-time sworn officers, whose scheduled workday is 10 hours and 40 minutes: The work schedule can be prepared three (3) times per year and the three (3) shift rotations are as follows: October through January, February through May, and June through September. The schedule for the next shift rotation must be completed before the shift rotation begins.

Changes to work period and/or shift rotations will be necessary and it is always the goal to meet minimum staffing with the least amount of cost to the department and disruption to the employee's schedule. Changes may be made at any time if mutually agreed.

Once the work schedule is posted, Management may make changes in the work schedule as long as the change is made and the employee is notified seventy-two (72) hours prior to the work schedule change. No notice is required if an employee's hours are changed on a temporary or emergency basis if the posted work schedule is not changed. If the work schedule change is not completed seventy-two (72) hours prior, options regarding flextime, overtime or comp time are to be discussed with the officer and changes must be mutually agreed upon. Regardless of whether the work schedule change is Management driven or mutually agreed upon, any employee required to work on a scheduled day off (unless it is approved flextime in the same work period) or to extend beyond the end of his normally schedule shift shall be paid overtime or receive compensation time off in accordance with Personnel Rule 5, Section 4, or with Article 13 (Overtime) of this Agreement.

It is understood and agreed that employees may be scheduled to work more than their scheduled time during a work period as requested by a supervisor and/or in order to accommodate the three (3) department required shift rotations per year and shall receive overtime compensation for the additional scheduled hours worked.

If at shift rotation you are scheduled to work more than five (5) days in a row you will get overtime for everyday worked above five (5) that you are scheduled. For example, if you work eight (8) days in a row you will be paid for five (5) regular days and three (3) overtime days. However, if the employee uses vacation, comp or sick time during the transition from one shift rotation to the next, no overtime will be paid for those days. For example, if you are scheduled to work eight days in a row but you take two vacation days off on the 5th and 6th day, both days are paid at straight time and the 7th and 8th days worked, will be overtime days.

During a shift rotation change, you are not guaranteed a full four (4) or five (5) day break. So if you end your shift working five (5) days, then have one day off and come back for five (5) more days, you would not be compensated at an overtime rate for any of the days because the one day off would be considered your weekend/break.

It is also understood that an employee may request to adjust their scheduled days off upon the approval of the shift supervisor by flexing their hours worked. The day/days flexed will be within the same work period.

In addition, when an employee is released to light duty, the employee's work period or shift rotation will be adjusted and set by Management based on available duty.

SECTION 2. Employees may exchange shifts when first approved by the Lieutenant, Captain or Chief of Police.

ARTICLE 27
WORKING OUT OF CLASSIFICATION

SECTION 1. Any member who is temporarily assigned to accept the responsibility and carry out the duties of the next higher rank shall, beginning with the sixteenth (16th) consecutive working day when so assigned, be paid five percent (5%) above their current base wage for the duration of such assignment.

ARTICLE 28
SENIORITY

SECTION 1. For purposes of determining preferences for vacation scheduling, shift bidding, scheduled days off, and other purposes where, in the judgment of the Chief of Police, seniority should be utilized, the Chief of Police, or his/her designee, shall prepare a seniority list which shall rank employees based upon:

A. Departmental Seniority: the total length of continuous service as a sworn police officer (academy graduate) within the Coeur d'Alene Police Department;

a. When more than one new police officer recruit joins the Department within the same time period and those recruits are required to attend the Basic Patrol Academy as part of the same class, seniority will be determined based upon their class ranking at the completion of the Academy. If recruits are tied in ranking, seniority between them will be based upon the order an official offer of employment was extended and accepted.

b. If more than one lateral police officer joins the Department on or near the same date, seniority will be determined by the total years of service credit based on the lateral officer program, Article 8, Section 2. If after that calculation is complete and the officers have the same seniority, they shall be ranked in the order an official offer of employment was extended and accepted.

c. Therefore, if a lateral candidate is hired as a police officer prior to the academy graduation of a police recruit, the lateral police officer will have departmental seniority over any recruits still in the academy.

B. Classification Seniority: the total length of continuous service within the classification to which each employee is currently appointed.

C. Shift bidding will be done in the order of department seniority as follows unless a different process is mutually agreed upon between the Police Association and Police Management:

The order will start with the most senior officer/civilian investigative specialist and then proceed to the next senior officer/civilian investigative specialist once the previous officer/civilian investigative specialist has selected all shift rotations and days off for the entire year. There will be no mandated shift rotation with the exception of the following: Officers/ investigative specialist on probation or on disciplinary probation will have their shift rotations determined by a supervisor until they have successfully completed their probation period.

Shift bidding will be done in the order of Department seniority as follows (unless a different process is mutually agreed upon between the Police Chief and the Association):

a. Patrol: The order will start with the most senior member/civilian investigative specialist and then proceed to the next senior member/investigative specialist in order until all available designated spots are filled.

b. FTO/SWAT: The order will start with the most senior FTO/SWAT member and proceed to the next senior FTO/SWAT position until all available designated positions are filled.

c. Officers/civilian investigative specialist on probation are subject to being assigned shifts at the discretion of Chief of Police, Captains or Lieutenants.

Changes to the schedule will be per ARTICLE 26 WORK SCHEDULE.

SECTION 2. "Continuous service" shall include all service with the City of Coeur d'Alene Police Department for which the employee has been in a full pay status, as a probationary or regular employee. For purposes of determining "continuous service," eligible service completed with the City of Coeur d'Alene Police Department before a break in service will be added to service competed following the break if the employee is reinstated.

SECTION 3. This Article shall have no application for determining service credit for purposes of eligibility for promotional examination or service credit points as determined by the Personnel Rules.

ARTICLE 29
TUITION REIMBURSEMENT PROGRAM

The City agrees to reimburse employees, at the in-state tuition rates for public education institutions in Idaho, one hundred percent (100%) with an "A" or "B" grade and ninety percent (90%) with a "C" grade of the cost of tuition,registration fees, and books for any approved courses, which are directly related to the employee's present position or expected promotional position, but which courses are not required by the City and are attended upon the employee's personal volition. The courses shall be approved for reimbursement by the Chief of Police thirty (30) days prior to the start of the course and forwarded to the Human Resources Director. All other supplies and travel expenses shall be paid by the employee and the approved courses shall be taken outside of regularly scheduled working hours of the employee. If an employee voluntarily separates from the City's employment within two years of receipt of tuition reimbursement, he/she agrees to reimburse the City in full for the total amount of tuition reimbursement paid by the City to the employee.

The Police Department shall budget $16,000 per fiscal year for the potential reimbursement of Police Department employees for this program. In the event the budgeted amount is not used by the end of the fiscal year, the remaining balance will be transferred to the police department's training budget as an addition to, not in lieu of, the department's training budget and shall be used for training during the following fiscal year.

ARTICLE 30
EXPENSE REIMBURSEMENT

The Department recognizes the need for its members to travel pursuant to performing the functions of their job, attending training and other activities associated with representing the Department. In such instances, members will be reimbursed by the City for expenses incurred while on official travel. The member's allowable reimbursement will be associated with meals and incidental expenses. The rates associated with reimbursement will be tied to the Idaho State Board of Examiners. The rate for each of the foregoing categories (meals and incidental expenses) will be calculated in total based upon the duration and location of travel using established procedures delineated within the Idaho State Travel Policy and Procedure Guidelines. The member can elect to receive the total amount necessary for the entire duration of travel/training prior to initiating travel in the form of a check (which is not to be considered income in accordance with all IRS regulations governing the same, nor will the employee be required to return any unused amount). Any expenses incurred above and beyond the amount provided will be the responsibility of the member.

In the alternative, the Member can use his/her City P-card while travelling to pay for expenses associated with meals and incidentals. At the completion of the member's travel, the total amount incurred on the P-card will be compared to the total amount allowable as delineated above. Any amount in excess of the allowable GSA rates will be the responsibility of the member. This amount will be determined by simply comparing the total amount charged on the P-card with the total amount allowable under GSA guidelines. If the total amount on the member's P-card is less than the GSA allowable amount, the Member is not required to take further action. If the total amount on the member's P-card is more than what is allowable pursuant to the GSA, the member must reimburse the City for the difference.

ARTICLE 31
SEVERABILITY

If any article, or portion hereof, of this Agreement is found to be in conflict with any statute or regulation of the United States or the State of Idaho by a court of competent jurisdiction, such articles, or portions of articles, shall be deemed null and void and of no further effect. However, such articles or portions of articles shall be severable from the remainder of this Agreement and all other provisions hereof shall continue in full force and effect.

ARTICLE 32
SURVIVORS BENEFIT

In the event a member of the Association dies during the course and scope of their employment, a Survivors Benefit in the amount of six (6) months' wages shall be payable to the descendant's named survivor. Additionally, the City will continue medical/dental coverage for

eligible dependents for twelve (12) months at the City's expense. Further, to be eligible for this benefit, each member of the Association shall submit the provided survivor's designation form to the Human Resource Office within thirty (30) days of date of hire.

ARTICLE 33
PERSONNEL REDUCTION

Whenever it becomes necessary, through lack of work or funds, or for other good causes to reduce the workforce, the reduction shall be based on seniority (the most recent hire) within the given classification and shall include time served on military leave of absence. The name of the employee laid off shall be placed at the head of the appropriate eligibility list in the order of total cumulative time served and shall have precedence for rehiring. A sworn officer must remain certifiable to be rehired. If the employee who was laid off fails to respond within fourteen (14) days to a registered letter indicating a position is available, the name is removed from the list.

In the event the reduction is in the Lieutenant or Sergeant classification, the effected employee shall have the option to move to the next lower open position rather than being laid off. At that point, the employee with the most recent hire date within the police officer classification shall be laid off. All subsequent personnel reduction must be handled in the aforementioned manner.
ARTICLE 34

TERM OF AGREEMENT

SECTION 1. This Agreement shall be effective as of the first day of October, 2026 and shall remain in full force and effect until the 30th day of September 2027. If a new agreement has not been reached between the City and the Association upon expiration of this agreement, this agreement will remain in effect and unchanged until a new agreement is reached.

The terms and conditions set forth in this Agreement are hereby ratified and agreed upon this ____ day of November, 2026.

CITY OF COEUR D'ALENE:	**COEUR D'ALENE POLICE ASSOCIATION:**
_____	_____
Daniel K. Gookin, Mayor	Don Craft, President
ATTEST:	**ATTEST:**
_____	_____
Renata McLeod, City Clerk	, Secretary

City of Coeur d'Alene
Sworn Officer Compensation Schedule
Appendix A

Lieutenant	**Minimum**	**Maximum**	**Senior Pay**
FY 2026-2027	$62.38	$68.64	$72.09

Sergeant	**Minimum**	**Maximum**	**Senior Pay**
FY 2026-2027	$52.45	$56.72	$59.56

→ Eligible for a 5% increase annually on anniversary date until employee reaches maximum

Police Officer	**Minimum**	**Maximum**	**Senior Pay**
FY 2026-2027	$33.86	$47.68	$50.07

→ Police Officer Recruit placed at the Police Officer Minimum upon completion of Academy
→ Year 1: 5% Increase
→ Year 2: 5% Increase
→ Year 3: 10% Increase
→ Year 4: 10% Increase
→ Year 5: 5.5% Increase

Police Officer Recruit	**Minimum**
FY 2026-2027	$32.26

→ During Academy

RESOLUTION NO. 26-092

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A COLLECTIVE BARGAINING AGREEMENT WITH THE COEUR D'ALENE POLICE ASSOCIATION (POA).

WHEREAS, the City Administrator and Human Resources Director have recommended that the City of Coeur d'Alene enter into a Collective Bargaining Agreement with the Coeur d'Alene Police Association, pursuant to the terms and conditions set forth the agreement, a copy of which is attached hereto as Exhibit "A" and by reference made a part hereof; and

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

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into a Collective Bargaining Agreement with the Coeur d'Alene Police Association, in the form attached hereto as Exhibit "A" and incorporated herein by reference.

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

DATED this 17th day of November, 2026.

_____
Daniel K. Gookin, Mayor

ATTEST:

_____
Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER SHECKLER Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER GABRIEL Voted

COUNCIL MEMBER WOOD Voted

was absent. Motion .

RESOLUTION NO. 26-093

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A SETTLEMENT AGREEMENT WITH A FORMER CITY EMPLOYEE.

WHEREAS, the City of Coeur d'Alene has negotiated a Settlement Agreement with a former city employee; and

WHEREAS, the Mayor and City Council deem it to be in the best interests of the City of Coeur d'Alene to enter into such agreement.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into a Settlement Agreement with a former city employee.

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

DATED this 17th day of November, 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 GABRIEL	Voted
COUNCIL MEMBER WOOD	Voted
COUNCIL MEMBER SHECKLER	Voted
COUNCIL MEMBER ENGLISH	Voted

was absent. Motion .