

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

AGENDA

VISION STATEMENT

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

NOTE: The City is utilizing Governor Little's Stage 2 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6' within the physical meeting room, and limiting gatherings to 10 people, seating will be first come first serve. Therefore, we are still encouraging the public to participate electronically. While participating electronically the public comments will be taken during that section of the meeting by indicating a raised hand through the Zoom meeting application. Public comments will not be acknowledged during any other time in the meeting. Additionally, you may provide written public comments to the City Clerk at renata@cdaid.org any time prior to 4:00 p.m. the day of the meeting.

*The meeting will be aired on Zoom meeting network with the following options:
<https://zoom.us/j/94769910634> Password: 522103 or Dial: US: +1 346 248 7799 or +1 646 518 9805 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)*

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 and Council will not normally allow audience participation at any other time.

January 5, 2021: 6:00 p.m.

A. CALL TO ORDER/ROLL CALL:

B. INVOCATION: Quannah Matheson, Director of Cultural Affairs, with the Coeur d'Alene Tribe.

C. PLEDGE OF ALLEGIANCE:

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

E. PUBLIC COMMENTS: (Each speaker will be allowed a maximum of three (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.)

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

F. PRESENTATION:

1. Kootenai County Integrated Regional Mobility App for Transportation.

Presented by: Chad Ingle, Program Manager of Kootenai County Public Transportation and Tim Hibbard, VP of Technology for Passio Technologies.

G. ANNOUNCEMENTS:

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

H. 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 December 15, 2020 Council Meeting.
2. Approval of General Services/Public Works Subcommittee Minutes for the December 21, 2021 Meeting.
3. Setting of General Services/Public Works Committee Meeting for January 11, 2021.
4. Approval of Bills as Submitted.
5. Approval of Final Plat: SS-20-11, Thanthitima Addition.
6. **Resolution No. 21-001** – Approval of purchase agreement with Specialty Pump Service, Inc. for the rehabilitation to the Atlas Well

Pursuant to the Procurement Policy adopted by Res. No. 17-061

I. OTHER BUSINESS:

1. **Resolution No. 21-002** - Declaration of MARS Company, as the Sole Source provider for the purchase of a certified Recirculation Pump System.

Staff Report by: Kyle Marine, Assistant Water Superintendent

2. **Council Bill No. 21-1000** - Approval of Parking Code Amendments to Sections 10.20.010(A), 10.22.100(C), and 10.24.020(A), and repeal of Section 10.20.060(C) of the Municipal Code of the City of Coeur d'Alene.

Staff Report by: Troy Tymesen, City Administrator

3. **Resolution No. 21-003** - Atlas Waterfront Project – disposition of triangle piece.

Presented by: Phil Boyd, President, Welch Comer Engineering

J. ADJOURNMENT



Coeur d'Alene

CITY COUNCIL MEETING

January 5, 2021

MEMBERS OF THE CITY COUNCIL:
Steve Widmyer, Mayor
Council Members McEvers, English, Evans, Gookin, Miller, Wood

PRESENTATIONS



MobilityPlanner APP

Where your route begins



INTRODUCTION

Federal Transit Administration awarded Kootenai County a competitive grant for an Integrated Mobility Innovation project.

Passio is the Intelligent Transportation System provider for Citylink North, Kootenai Health, and the Coeur d'Alene Tribe's Link service.

Tim Hibbard
VP Innovation & Development
Passio Technologies

CHALLENGES: NON-INTEGRATED TRANSPORTATION

- Multiple transportation providers with different hours, service areas, payments
- Difficult for riders to compare and secure rides
- Nearly impossible for riders to book trips utilizing multiple providers
- Missed appointments (interviews, work, medical, and more)
- Missed medical appointments cost the US healthcare system \$150B annually. Lack of transportation accounts for 67% of missed appointments.



SOLUTION: Mobility as a Service (MaaS)



Mobility Network



MaaS

- Integrates multiple transportation providers
- Creates single payment channel
- Tailor-made mobility solutions
- More efficient use of resources

PASSIO MOBILITY PLATFORM

- Transportation providers input coverage areas, hours of operations, accessibility features and costs.
- Riders compare routes and modes based on cost and availability.
- Riders plan with confidence
- Providers make data-driven vehicle assignment and distribution decisions.



TIMING + CONTACT

PHASE 1 (Done)

Define data standard

PHASE 2 (Fall 2021)

Booking and confirmation of rides

PHASE 3 (Spring 2022)

Payment integration

PHASE 4 (Ongoing)

Grow service providers

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ANNOUNCEMENTS

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

December 15, 2020

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 December 15, 2020, at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

INVOCATION: Pastor Mike Maksimowicz with Ignite the World Ministries provided the invocation.

PLEDGE OF ALLEGIANCE: Councilmember McEvers led the Pledge of Allegiance.

AMENDMENT TO THE AGENDA: Motion by McEvers, seconded by Gookin to amend the agenda for Other Business Item No. 1, to correct the address in Resolution 20-067, and Council Bill No. 20-1023, to reflect 7278 Atlas Road, as a scrivener's error discovered after the agenda was posted. **Motion Carried.**

COUNCIL COMMENTS:

Councilmember Miller noted that Santa will making rounds on the City's Fire Truck. To track Santa, visit the City's webpage at: <https://www.cdavid.org/958/departments/fire/for-our-community/santa-claus-is-coming-to-town>.

Councilmember McEvers noted this is the last Council meeting of the year and wished the community a Merry Christmas and Happy New Year.

Councilmember Gookin also wished the community a Merry Christmas.

Mayor Widmyer requested confirmation of the appointment of Tom Morgan to the Pedestrian & Bicycle Advisory Committee; Kelly Ostrom and Dixie Reid to the Personnel Appeals Board.

MOTION: Motion by Evans, seconded by Wood, to appoint Tom Morgan to the Pedestrian & Bicycle Advisory Committee; Kelly Ostrom and Dixie Reid to the Personnel Appeals Board.
Motion carried.

CONSENT CALENDAR:

1. Approval of Council Minutes for the December 1, 2020, Council Meeting.
2. Approval of General Services/Public Works Committee Minutes for the December 7, 2020, Meeting.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of General Services/Public Works Committee meeting for Monday, December 21, 2020, at 12:00 noon.
6. Approval of the Annual Road and Street Financial Report for the fiscal year ending September 30, 2020.
7. **Resolution No. 20-066** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING THE FOLLOWING: FINAL PLAT, AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK, AND SECURITY, AND AGREEMENT TO PERFORM LANDSCAPE WORK FOR COEUR D'ALENE PLACE 33RD ADDITION; FINAL PLAY, AND AGREEMENT TO PERFORM SUBDIVISION WORK AND SECURITY FOR JAY FOUR ADDITION; THE PURCHASE OF A MIOX ONSITE CHLORINE GENERATOR FROM FILTRATION TECHNOLOGY, INC., FOR THE HUETTER WELL; AND THE PURCHASE OF A MIOX ONSITE CHLORINE GENERATOR FROM FILTRATION TECHNOLOGY, INC., FOR THE ATLAS WELL.

MOTION: Motion by McEvers, seconded by Evans, to approve the Consent Calendar as presented, including **Resolution No. 20-066**.

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

A-1-20: A PROPOSED 7.69-ACRE ANNEXATION FROM COUNTY AGRICULTURAL TO CITY R-8 REQUESTED BY APPLICANT: HARMONY HOMES, LLC; LOCATION: 7278 ATLAS ROAD - PURSUANT TO COUNCIL ACTION ON NOVEMBER 17, 2020.

RESOLUTION NO. 20-067

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN ANNEXATION AGREEMENT WITH HARMONY HOMES, LLC, FOR PROPERTY LOCATED AT 7278 ATLAS ROAD, COEUR D'ALENE, IDAHO 83814.

MOTION: Motion by McEvers, seconded by Gookin to approve **Resolution No. 20-067**, Annexation Agreement with Harmony Homes, LLC for the annexation of a 7.69-acre parcel located at 7278 Atlas Road; changing the zoning from County Agricultural to City R-8 zoning district.

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

COUNCIL BILL NO. 20-1023

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; 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 HEREOF.

MOTION: Motion by McEvers, seconded by Gookin, to dispense with the rule and read **Council Bill No. 20-1023** once by title only.

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

MOTION: Motion by McEvers, seconded by Gookin, to adopt **Council Bill No. 20-1023**.

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

GRANT AWARD RECOMMENDATION AND REQUESTED APPROVAL TO ENTER INTO CONTRACT NEGOTIATIONS WITH LAKE CITY CENTER FOR THEIR EXPANDED MEALS ON WHEELS PROGRAM USING CDBG-CV FUNDS.

STAFF REPORT: CDBG Specialist Chelsea Nesbit reminded Council that the City received special funds from HUD to provide emergency assistance and health care response for individuals, families, and businesses affected by the 2020 coronavirus pandemic. The City of Coeur d'Alene was notified on April 2, 2020, that we will be receiving \$199,675 in FY20 CDBG-CV funding, which was accepted by the City Council at its May 5, 2020, meeting. On September 11, 2020, the City was notified that an additional \$247,124 would be allocated as part of the third round of CARES Act funds. HUD is allowing the CDBG-CV funds to be spent for up to six (6) years, with 80% spent within three (3) years, to respond to COVID-19. Meals through the Meals on Wheels programs are provided to homebound seniors in Coeur d'Alene through Lake City Center. Seniors are qualified for the program through the Area Agency on Aging. In order to qualify for this service, seniors need to be 60 years of age or older, be homebound, and unable to travel to Lake City Center for daily meals served at the site. The program would address the 2018-2022 Consolidated Plan Goal Number 6: expanding public services for low- to moderate-income (LMI) residents in Coeur d'Alene. Specifically, this program would provide expanded Meals on Wheels services for LMI individuals directly affected by COVID-19. It falls under the CDBG National Objective Benefit to LMI persons and

Activity Code 05A, Senior Services. With the CDBG grant, the Lake City Center would be able to purchase food trays, food for the program, a shipping container for additional storage, and two (2) freezers in order to meet the increased needs due to the COVID-19 pandemic. Since the COVID-19 pandemic began, the demand for home delivered meals for homebound and disabled seniors has significantly increased. Lake City Center implemented an innovative “DRIVE-THRU” Meal Service which enables the most vulnerable members of our community to continue receiving a hot and nutritious meal, four (4) days per week, by simply entering the DRIVE-THRU while adhering to social distancing mandates. As a 501 (C)(3) community non-profit agency, delivering essential services to residents of Coeur d’Alene, during these very challenging times, we are only asking for reimbursement of our current order of meal trays. There is currently \$186,208 in CARES Act funds to spend on COVID-19-related needs that meet the HUD requirements for funding, and if this grant is awarded, \$167,916 will remain. Staff recommends Council authorize staff to proceed with an agreement to fund the Lake City Center in the amount of \$18,292 to provide Expanded Meals on Wheels Program for LMI individuals in Coeur d’Alene with CDBG-CV funds in response to COVID-19.

DISCUSSION: Councilmember Miller asked if information was available as to how long this will provide food services. Councilmember McEvers noted he serves on the Lake City Center Board and they submitted a request based on the amount the Meals on Wheels program has expanded, which is about three times the amount they normally serve. Councilmember Miller asked if they can come back for additional funding. Councilmember McEvers noted he is not sure of the exact need as this is new ground. Councilmember Miller would like to make sure they could come back if needed. Councilmember Gookin noted that the City also donates non-COVID funds annually, which can also be increased next year. Councilmember Wood noted the food request is only \$1,300 and she wants to make sure they get enough so that we meet the needs. Councilmember McEvers explained that they had originally run out of space for food in their freezer; however, with this new purchase of an additional freezer they can store about three weeks’ worth of food. Mayor Widmyer noted there are three (3) weeks before the next Council meeting and maybe we should add some additional food funds so the Center does not have to come back for additional Council approval during that time. Ms. Nesbit confirmed the Council could approve more and have it available as needed and clarified that the City does have three (3) years to spend 80% of the COVID related funds. Councilmember Miller felt that going into the holidays and the winter would be a good time to allot more funds. Councilmember McEvers noted if they have to front the money and be reimbursed, it causes a cash flow issue. Ms. Nesbit confirmed the City can provide funding in advance if needed. Councilmember English noted he is glad to see the long-term investment, such as the freezers, and thinks they should double the food budget so there is enough in case of emergency and advancements of funds.

MOTION: Motion by Wood, seconded by English to approve Grant Award Recommendation and approval to Enter into Contract Negotiations with Lake City Center for their Expanded Meals on Wheels Program using CDBG-CV Funds, with an amendment to double the allotment for the food budget for an additional \$1,300, for a grant totaling \$19,662. **Motion carried.**

RESOLUTION NO. 20-068

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A LETTER OF INTENT WITH IGNITE CDA FOR THE ACCEPTANCE AND IMPROVEMENT OF PROPERTY KNOWN AS SHERMAN SQUARE PARK.

STAFF REPORT: Parks & Recreation Director Bill Greenwood noted that the Sherman Park location was home to F. W. Woolworth which burned down in 1980. The building was razed and the lot sat vacant until 1986. That's when Don & Bob Johnson, along with Tom Robb, approached the current owners, the Sheetz family, and asked them if they would be interested in allowing these local philanthropists to build a park at the site. The family liked the idea of a park and Don Johnson was off and running to develop what is now known as Sherman Square Park. There is no cost to the City at this time. In the future the City may incur some irrigation and minor maintenance costs. There may be opportunities for partnerships to share in the management and maintenance responsibilities of this public park. The current park does generate some revenue with advertising space on kiosks at the entrance to the park that helps pay for existing costs of water and taxes. The purchase price of the parcel is \$525,000. The ignite Board has committed \$500,000 toward the purchase of the property and the Coeur d'Alene Rotary Club has committed \$300,000 for the project, which leaves \$275,000 for improvements to and enhancement of the park. The intent is to have the park upgrades completed and then ownership will be transferred to the City of Coeur d'Alene by the spring of 2022. The future use of the site will drive the design and layout of the improvements. Rotary and the City of Coeur d'Alene will oversee these park improvements and development. One of those improvements is to re-name the park "Coeur d'Alene Rotary Centennial Park." Mr. Greenwood noted he is comfortable with the terms.

DISCUSSION: Councilmember McEvers asked if the City will have to absorb the cost of maintenance. Mr. Greenwood felt that the City could handle the maintenance of the small park and Rotary is looking at a new design, which might need more power or a stage, so maintenance would depend on the final design. Mayor Widmyer noted there is some revenue from on-site advertising that might help offset some costs. Mr. Greenwood reiterated that after upgrades are done, the City would be gifted the property. Councilmember Wood asked if the design would come back to the Council. Mr. Greenwood confirmed he would come back to Council with more information. Councilmember Gookin noted he would have no objections to this and procedurally with the letter of intent it would likely not need further Council approval. Councilmember English noted that most of the public thought it was a city park already, and felt that the act of it being donated is a wonderful opportunity. Mayor Widmyer noted the owners have talked for some time of a public purchase and now they want to sell it by December 31, so ignite cda stepped up and agreed to partner on this. The Mayor concurred that the Council would like to be part of the plan. Mr. Greenwood noted he would vet the plan through the Parks and Recreation Commission and bring back to Council.

MOTION: Motion by Evans, seconded by McEvers to approve **Resolution No. 20-068**, approving a Letter of Intent with ignite cda for the Acceptance of Property Known as Sherman Square Park.

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

LEGISLATIVE HEARING– ADOPTION OF THE 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS, THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS, THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS, THE 2018 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS, THE 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS, AND THE 2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS.

STAFF REPORT: Chief Building Official Ted Lantzy explained that the State legislature has mandated that jurisdictions currently issuing building permits and performing building code enforcement, adopt the 2018 International Codes by January 1, 2021, per Idaho Code 39-4116. This legislation is a continuation of the State’s attempt to establish uniformity and consistency of building codes and promote health, safety, and welfare for the occupants of homes, businesses, institutions, and entertainment establishments. The proposed code adoptions have no financial impact to the City of Coeur d’Alene. The financial impact to builders, building owners, and developers is minimal. In addition, through our local code enforcers’ organization, local building officials continue to meet and discuss code adoption, application, and interpretations. These meetings work toward uniform jurisdictional interpretations and applications of some of the requirements that are reflected in the proposed code amendments.

DISCUSSION: Councilmember McEvers asked if the 40-pound snow loads were still in effect. Mr. Lantzy confirmed they are and that the ground level requirement is 60 pounds, the engineers use both. He also clarified they were trying to provide more tools for contractors with this code change, which is a mix of both more restrictive and less restrictive; however, feels it is a balanced code this year. Councilmember Gookin asked for clarification regarding electronic submissions, such as what is the approved electronic media, and who decided what is approved. Mr. Lantzy noted that it falls on the Building Official, and that they mostly come in as a pdf file, which can be submitted in various forms. Councilmember Wood asked if our codes mesh with the County for area of city impact. Mr. Lantzy explained that the County is adopting the code and may have a few other amendments, and they have coordinated with all the local cities. Mayor Widmyer noted an entity can be more restrictive but not less than the state, so the other entities can decide to be more restrictive.

Mayor Widmyer opened public comments, with none being heard.

COUNCIL BILL NO. 20-1024

AN ORDINANCE AMENDING SECTIONS 15.08.005 AND 15.12.010 OF THE MUNICIPAL CODE OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, TO ACCOUNT FOR THE RECENT ADOPTION, WITH AMENDMENTS AND REVISIONS, OF UPDATED VERSIONS OF UNIFORM CODES BY THE STATE OF IDAHO; 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.

MOTION: Motion by Wood, seconded by Miller, to dispense with the rule and read **Council Bill No. 20-1024** once by title only.

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

MOTION: Motion by Wood, seconded by Miller, to adopt **Council Bill No. 20-1024**.

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

QUASI-JUDICIAL HEARING - ZC-6-20 - A PROPOSED ZONE CHANGE FROM R-12 TO R-17; AT 654 HAYCRAFT AVENUE- APPLICANT: GLEN LANKER, ARTIOS LLC

STAFF REPORT: Associate Planner Tami Stroud explained that the applicant's representative Glen Lanker, Artios, LLC, is requesting a zone change of +/- 1.59 acres zoned from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre) zoning on the property located between 6th Place and 7th Street, along East Haycraft Avenue, with Best Avenue to the south, known as 654 Haycraft Avenue. Ms. Stroud noted the property is a split zoned piece of land, located within two (2) different zoning districts. The western portion of subject property is currently zoned R-17 (Residential at 17 units/acre) with two (2) 4-unit multi-family structures on it. The eastern portion of the subject property is currently zoned R-12 (Residential at 12 units/acre) and is vacant. With the approval of the zone change, the property owner would like to construct additional multi-family structures adding a total of ten (10) units to the site. According to the County Assessor's office, the existing multi-family structures were constructed in 2011. She noted that R-17 zoning permits allow for multi-family use. Ms. Stroud noted there are four (4) findings required for the annexation as follows: the request is, or is not, in conformance with the Comprehensive Plan policies; that public facilities and utilities are, or are not, available and adequate for the proposed use (she noted that stormwater will be addressed as the property develops and the applicant will be required to submit a landscape plan for approval to prevent double access); the physical characteristics of the site do, or do not, make it an acceptable request at this time; and the proposal would, or would not, adversely affect the surrounding neighborhood with regard to traffic, neighborhood character and/or existing land uses. She presented the surrounding zoning, land uses, and applicable Comprehensive Plan objectives and provided staff input regarding the finding categories including traffic. Additionally, any required site-improvements would be required at the time of building permit issuance.

DISCUSSION: Councilmember Miller asked for clarity of existing uses on the property. Ms. Stroud noted there are eight (8) units (four (4) in each structure) existing on the property and the applicant would like to add 10 additional units. With the existing density they could add five (5) single family units.

Mayor Widmyer opened public comments.

APPLICANT: The Owners' representative Glen Lanker, Artios, Inc., highlighted some of proposed project, noting that it fits well with the infill housing ordinance and the Comprehensive Plan. If approved, it would correct an anomaly of the two (2) separate zones on one (1) parcel, which would provide consistency of zoning. He provided a drawing of the proposed units, noting each unit would have an enclosed parking space and a covered porch facing a courtyard space. The two-story buildings will be one-story when adjacent to the surrounding properties.

DISCUSSION: Councilmember McEvers asked if all ingress and egress will be off of Haycraft Avenue. Mr. Lanker confirmed access is off of Haycraft Avenue, and staff has reviewed and agreed traffic impact would be negligible.

Karen Casselman, Coeur d'Alene, noted that she is opposed to the zone change, as she lives nearby and they have parking stalls that bring headlights directly into her house windows. She noted that she has done everything she can to avoid the lights, such as window coverings, but it does not help. The parking lot is at an elevation that a fence does not work to block the lights. She noted that the parcel is very small piece of land and she feels like it is too much density and expressed concern about the fire access. She noted that the public hearing notice noted a zoom issue on September 15, and is concerned others weren't able to participate either.

Robert McClarey, Coeur d'Alene, noted that he is a resident of the apartments, he moved here from Portland, and served in law enforcement for many years. He wanted to rent while he was looking for a home to buy, and he found these apartments and found them to be quiet and safe. He has been very pleased with the owner's response to any issue and reiterated that it is a quiet area.

Glen Sathers, Coeur d'Alene, is the owner of the property and has been in the apartment market for many years. He explained that they scaled this project back to two (2) tri-plexes and one (1) four-plex, rather than four (4) four-plexes to avoid packing in the density. He noted that he is a very hands-on owner and respects the tenants. This project has been a long-term goal and noted he specifically designed it to have a low profile. Mayor Widmyer noted the neighbors concern regarding head lights and asked him to touch base with her. Mr. Sathers noted that they would look at the issue and seek a resolution with the movement of the car park location.

REBUTTAL: Mr. Lanker noted that Ms. Casselman's home is on 7th Street. Mr. Lanker noted that the parking stalls will be going away and they will look at screening with the new development.

DISCUSSION: Councilmember Wood noted that they can develop the land under the current zoning and that the developer is willing to work with the neighbor and would agree to the zone change. Councilmember Gookin feels the architect has done a good job and appreciates his willingness to work with the neighbor; however, the underlying zone determines what can happen there, not the proposed project. Since the Comprehensive Plan designates the area as Stable Establish, he will oppose the zone change.

MOTION: Motion by Wood, seconded by English to approve ZC-6-20, changing the zoning of property located at 654 Haycraft Avenue from R-12 to R-17; at - Applicant: Glen Lanker, Artios LLC., and to make the necessary Findings and Order.

ROLL CALL: Miller No; McEvers Aye; Gookin No; English Aye; Wood Aye; Evans Aye.
Motion carried.

COUNCIL BILL NO. 20-1025

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE ZONING DESIGNATION OF THE FOLLOWING DESCRIBED PROPERTY FROM R-12 TO R-17, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: HAYCRAFT ESTATES, A PORTION OF LOT 1 BLOCK 1, COMMONLY KNOWN AS 654 E. HAYCRAFT AVE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

MOTION: Motion by McEvers, seconded by Evans, to dispense with the rule and read **Council Bill No. 20-1025** once by title only.

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

MOTION: Motion by McEvers, seconded by Evans, to adopt **Council Bill No. 20-1025**.

ROLL CALL: Miller No; McEvers Aye; Gookin No; English Aye; Wood Aye; Evans Aye.
Motion carried.

QUASI-JUDICIAL HEARING- ZC-7-20 - A PROPOSED ZONE CHANGE FOR PROPERTY LOCATED AT 1609 N. COLLEGE WAY FROM R-12 TO LM; - APPLICANT: NORMAN ANDERSON

STAFF REPORT: Associate Planner Tami Stroud explained that the applicant Norman Anderson is requesting a zone change of +/- .11 acre zoned from City R-12 (Residential at 12 units/acre) to LM (Light Manufacturing) zoning on the property located at located 1609 N. College Way between Lacrosse Avenue and Mill Avenue on the west side of College Way. Ms. Stroud noted that the property, which is immediately adjacent to the Tapley Cabinet Works workshop, is a vacant parcel. With the approval of the proposed zone change, Tapley Cabinet Works intends to expand and incorporate this property into their existing production facilities. The original cabinet business on the south side of the subject property has been located at the present location since 1946. She noted Light Manufacturing zoning permits a variety of automobile business uses, wholesale, and general construction and light manufacturing uses. Ms. Stroud noted that there are four (4) findings required for the zone change as follows: the request is, or is not, in conformance with the Comprehensive Plan policies; public facilities and utilities are, or are not, available and adequate for the proposed use (she noted that stormwater will be addressed as the property develops and the applicant will be required to submit a landscape plan for approval to prevent double access); the physical characteristics of the site do, or do not, make it an acceptable request at this time; and the

proposal would, or would not, adversely affect the surrounding neighborhood with regard to traffic, neighborhood character and/or existing land uses. Ms. Stroud presented the surrounding zoning, land uses, and applicable Comprehensive Plan objectives and provided staff input regarding the finding categories including traffic.

DISCUSSION: Councilmember Gookin noted that the presentation noted the comprehensive plan category is transition; however, the staff report noted it was within a stable established area. Ms. Stroud confirmed the Comprehensive Plan category of stable established is correct. Councilmember McEvers asked how the property originally became zoned as light manufacturing (LM). Ms. Stroud noted that it was out of the city limits at the time the use began, prior to the City zoning established in 1989. Mayor Widmyer noted the existing buildings have access toward the back, which is how they are planning to access the new lot. Ms. Stroud noted the proposed new building will be used for storage and the applicant could provide additional information.

Mayor Widmyer opened public comments.

APPLICANT: Drew Dittman with Lake City Engineering spoke on behalf of the applicant. Mr. Dittman noted the history of the property began in the 1930's as a cabinet shop and in 1946 Mr. Tapley bought the facility. Mr. Anderson purchased the company in 1957, at that time it was located in Gibbs, Idaho, and currently the Anderson family owns the three (3) vacant lots abutting the facility. He noted the zoning request is for an added storage building to abut the existing facility. Three generations later the Anderson family still owns the business. This property was part of a bulk annexation with a blanket R-12 zoning designation, although the existing use was light manufacturing, and was later rezoned to light manufacturing to reflect its use. Mr. Dittman explained that they take delivery of raw materials daily; however, with no on-site storage it has to go to off-site storage, which causes more traffic and the juggling of needed supplies between locations. They plan to build a residential looking building and will limit the traffic flow of supplies. He noted they have been good neighbors. Although the Comprehensive Plan noted the area as a stable established neighborhood, and the cabinet maker use has been there before the residential homes were built, this would help limit the current traffic flow. They are willing to have the zone change be conditioned upon this use.

DISCUSSION: Councilmember McEvers noted he appreciates the history of the land. He noted a concern is that they would expand the manufacturing use in the future and wondered if they would accept a condition to limit that. Mr. Dittman noted the owners don't have any desire to expand and are willing to condition this zone change for this use. Councilmember English clarified tonight is just a zone change for this specific parcel, not the other parcels, so he does not believe it is appropriate to tie up other parcels with a condition not specific to this parcel. Councilmember Miller noted it sounds like they are not intending on adding staff, so no more parking is needed. Mr. Dittman noted the city standards established an increase in traffic by one (1) trip per day. Councilmember Wood asked if they could add to their existing buildings and only use the vacant property for all the parking, rather than changing the zone. Mr. Dittman noted there is no room at the existing facility. Ms. Stroud noted a parking lot for an abutting use would not be allowed within an R-12 zone. Councilmember Wood noted it is difficult to jump from R-12 to LM, but wants to support businesses. Mayor Widmyer noted the residential house look of the building was a great idea. One of the neighbor's commented on a concern with noise, but there would be no

manufacturing within the newly proposed building. Mr. Dittman confirmed no production would be within the facility. Mayor Widmyer concurred the conditional use would be for the storage facility only. Ms. Stroud explained the zoning would allow for the following conditions: maximum height allowed for the proposed structure is thirty-two feet (32'); the approved use within the light manufacturing zone is limited, for the subject property only, to storage/office use and must be tied to Tapley Cabinet Works; the architectural style of the proposed structure shall remain residential as presented. Councilmember English, given the circumstances, is not concerned with the appropriateness of the existing use that has been on-going for decades.

MOTION: Motion by Miller, seconded by McEvers to approve ZC-7-20, changing the zoning of property located at 1609 N. College Way from R-12 to LM; - Applicant: Norman Anderson, and to make the necessary Findings and Order with three (3) conditions including: maximum height allowed for the proposed structure is thirty-two feet (32'); the approved use within the light manufacturing zone is limited, for the subject property only, to storage/office use and must be tied to Tapley Cabinet Works; and the architectural style of the proposed structure shall remain residential as presented.

DISCUSSION: Councilmember Gookin asked if there were restrictions of operational hours within a LM zone. Ms. Stroud noted that hours for noise are within the general code regulations, not within the LM zone. Councilmember Gookin asked what the height allowance would be in the LM zone. Ms. Stroud noted a structure can be 63 feet in height. Councilmember Miller would like to add to the conditions and to have them avoid industrial activity on College Avenue. Ms. Stroud noted that this zone change is for only one parcel. Councilmember Evans noted part of the process is that they are more efficient to move traffic to behind their property. Councilmember English felt the street use should be controlled, but noted the design lends itself to the back of the property access. Councilmember Gookin noted this is a request for a zone change and not about Tapley, he believes the City should protect the stable established neighborhoods, so he will oppose the zone change.

ROLL CALL: McEvers Aye; Gookin No; English Aye; Wood Aye; Evans Aye; Miller Aye.
Motion carried.

COUNCIL BILL NO. 20-1026

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE ZONING DESIGNATION OF THE FOLLOWING DESCRIBED PROPERTY FROM R-12 TO LM, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: COLLEGE HEIGHTS, LOT 4, BLOCK 1, KNOWN AS 1609 COLLEGE WAY; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

MOTION: Motion by McEvers, seconded by Evans, to dispense with the rule and read **Council Bill No. 20-1026** once by title only.

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

MOTION: Motion by McEvers, seconded by Evans, to adopt **Council Bill No. 20-1026.**

ROLL CALL: Gookin No; English Aye; Wood Aye; Evans Aye; Miller Aye; McEvers Aye.
Motion carried.

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

The meeting adjourned at 8:11 p.m.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, CMC
City Clerk

Monday, December 21, 2020
GENERAL SERVICES/PUBLIC WORKS COMMITTEE
MINUTES
12:00 p.m., Library Community Room

COMMITTEE MEMBERS

Council Member Woody McEvers, Chairperson
Council Member Kiki Miller
Council Member Dan Gookin

STAFF

Juanita Knight, Senior Legal Assistant
Troy Tymesen, City Administrator
Randy Adams, Chief Civil Deputy City Attorney
Renata McLeod, Municipal Services Director
Chris Bosley, City Engineer
Hilary Anderson, Community Planning Director

CITIZENS

David Lyons

Item 1. V-20-07, Vacation of a Portion of Undeveloped Right-of-Way Adjoining the Southerly Boundary of Tract 328 of the Amended Plat of Hayden Lake Irrigated Tracts in the City of Coeur d'Alene
(Consent Calendar)

Chris Bosley, City Engineer, is requesting Council approval to set a public hearing for the vacation of undeveloped right-of-way that adjoins the southerly boundary of property in Tract 328 of the amended plat of Hayden Lake Irrigated Tracts abutting Vista Meadows for February 2, 2021. Mr. Bosley said that the requested right-of-way was originally dedicated to the public in the amended plat of Hayden Lake irrigated Tracts in 1910. The purpose of the request is to vacate the 20' foot strip of ROW originally dedicated for public use. The ROW is not used and is no longer needed. The Hayden Lake Irrigation District has an easement in the ROW which it intends to vacate.

MOTION: by Miller, seconded by Gookin, to recommend that Council proceed with the vacation process as outline in Idaho Code Section 50-1306 and set a public hearing for February 2, 2021. Motion Carried.

Item 2. Approval of Parking Code Amendments to Sections 10.20.010(A), 10.22.100(C), and 10.24.020(A), and repeal of 10.20.060(C) of the Municipal Code of the City of Coeur d'Alene.
(Agenda)

Troy Tymesen, City Administrator, is requesting that Council approve amendments to the City's parking code. Mr. Tymesen explained in his staff report that the parking regulations of the City are found in several places in the Municipal Code, including Chapters 10.20, 10.22, 10.24, and 10.27. Parking Commissioner Stephen Peterson took the time to review the Code, as well as State law and regulations, in detail and has submitted recommendations to the City Administrator. The recommendations were intended to clarify the Code and make certain provisions more consistent. The City Administrator and Legal Department reviewed the recommendations and forwarded several of them to the Parking Commission. On December 8, 2020, the Parking Commission considered the proposed amendments and approved them. During that meeting, a motion was made by Commissioner Peterson to add four words and delete one word in the amended Municipal Code § 10.20.010(A)(5), but the motion failed for lack of a second. Staff believes that the motion did not garner a second because of poor audio during the Zoom meeting. The added/deleted words do not change

the intent of the amendment, but may add clarity. Accordingly, staff believes that the four words should be added and the one word deleted.

Councilmember Gookin requested Chief White be at the City Council meeting and prepared to discuss how many tickets are being issued and if it is a priority for them and how they do education.

Councilmember McEvers requested staff prepare diagrams for Council's viewing to get a better understanding of some of the requirements.

MOTION: by Miller, seconded by Gookin, to recommend that Council approve amendments to Section 10.20.010(A), 10.22.100(C), and 10.24.020(A), and repeal of 10.20.060(C) of the Municipal Code of the City of Coeur d'Alene in regards to parking regulations. Motion Carried.

**Item 3. Approval of a Policy for Public Comments
(Agenda)**

Renata McLeod, Municipal Services Director, presented a draft Policy for Council consideration regarding public comments. Mrs. McLeod explained in her staff report that in reviewing the City's records, there is no policy regarding public comments. Courts have held that a City does not need to allow public comment and the State's Open Meetings Law does not require it. However, if public comment is allowed, it generally cannot be restricted except as provided in a written policy adopted by the City. The City has occasionally faced questions regarding whether specific public comment should be allowed. Mrs. McLeod further explained that, in consultation with the City Attorney's office, it is recommended that the City adopt a policy that outlines any restrictions and/or limitations to public comment that Council might wish to impose. Any restrictions or limitations must be content neutral, meaning that the restriction or limitation cannot be based on the point of view expressed. Nevertheless, restrictions and limitations can be imposed on the type of comment. Staff was unable to find any examples of such a policy which had been adopted by political subdivisions in north Idaho. However, several examples were found from jurisdictions in other parts of the United States.

Councilmember McEvers asked what was the need for staff to come forward with this policy. Mrs. McLeod said that as the city grows and we begin to see more public comments, the question of whether people should be able to use the time to talk about whatever they want or to complain about employees, etc., may arise. Randy Adams said he did legal research on public comments and found that most courts that have addressed the issue have said that if you do not have a written policy adopted by the governing body then any restriction you may wish to impose would be unenforceable. Therefore, if the Council desires to put restrictions on public comment time, a written policy needs to be adopted. Otherwise, the Council might violate the law by restricting public comments in any way.

Councilmember Miller said she understood public comments were under the purview of the Mayor. She thinks it would be good to have a policy so the Council Members are on the same page as the Mayor. She asked if the proposed policy applies to all public meetings. Mrs. McLeod responded that the proposed policy would be applicable to all City public meetings that set aside public comments.

Councilmember Miller said she does not want to limit public comments to what is on the Council Agenda (Rule #2). Rule #11 needs more discussion. Rule #13 elected officials and appointees should be included in this rule.

Councilmember Gookin said this is clearly a violation of the 1st Amendment and he would never support it under any circumstance. He believes it is throttling free speech and the right of the citizen to petition the government for grievances. He said the Mayor runs the meeting and determines what goes on and he thinks the current Mayor has done a good job in his judgment. He further stated that if the Council disagreed with any ruling on public comment by the Mayor, Council could override it similar to a veto.

Councilmember Miller said she does not see it as a throttling in any way and supports having a policy.

Councilmember McEvers said public comments sometimes goes sideways, sometimes it's weird, some of it is interesting and some is really good stuff. He's on the fence about it and thinks it should go to the full City Council for discussion.

MOTION: by Gookin, seconded by Miller, to forward this item, without recommendation, for full City Council consideration. Motion Carried.

Item 4. Presentation – Planning Department

Hilary Anderson, Community Planning Director, provided a presentation regarding the Planning Department and what they do. Ms. Anderson leads the department of 7 team members. The Planning Department consists of Planning & Zoning and CDBG (Community Development Block Grants). The department also oversees the Planning Commission, Design Review Commission, and the Historic Presentation Commission.

Ms. Anderson provided information regarding the following talking points.

Planning Services includes:

- Long Range Planning
- Development Requests
- Zoning & Subdivision Code Administration
- Reviewing Building Permits
- Historic Preservation
- CDBG
- Special Projects & Economic Development (example: Atlas Waterfront, East Sherman)

Ms. Anderson also provided an overview of the Planning Department's Current Efforts, Goals, and Accomplishments.

The presentation in its entirety can be found using this link <https://youtu.be/-6H0yC5shB8>.

The meeting adjourned at 1:07 p.m.

Respectfully submitted,
[Juanita Knight](#)
Recording Secretary

CITY COUNCIL STAFF REPORT

DATE: January 5, 2021
FROM: Dennis Grant, Engineering Project Manager
SUBJECT: **SS-20-11, Thanthitima Addition: Final Plat Approval**

DECISION POINT

Staff is requesting the following:

1. City Council approval of the final plat document, a three (3) lot commercial subdivision.

HISTORY

- a. Applicant: Tom W. Fisher
P. O. Box 105
Coeur d'Alene, ID 83816
- b. Location: 212 E Annie Avenue (SW Corner of the intersection of 3rd Street & Annie Avenue)
- c. Previous Action:
 1. Preliminary plat approval, September 28, 2020

FINANCIAL ANALYSIS

There are no financial issues with this development.

PERFORMANCE ANALYSIS

This commercial development is a re-plat of the north 120 feet of Block 5 of the Gridley Addition subdivision located in Coeur d'Alene. This subdivision created three (3) lots. The infrastructure has been previously installed and accepted by the appropriate departments. There were three conditions that will be taken care during the building permit process; therefore, the document is ready for approval and recordation.

DECISION POINT RECOMMENDATION

City Council approval of the final plat document

OWNER'S DEDICATION CERTIFICATE

THIS IS TO CERTIFY THAT THOMAS W FISHER, A MARRIED MAN AS HIS SEPARATE PROPERTY, IS THE OWNER OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE, THAT HE HAS CAUSED A SURVEY TO BE MADE AND THIS PLAT OF THANTHITIMA ADDITION TO BE PREPARED AND THAT HE DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT, BEING A PORTION OF THE NORTH 120.00 FEET OF GRIDLEY ADDITION TO COEUR D' ALENE AS RECORDED IN BOOK C OF PLATS PAGE 77A, RECORDS OF KOOTENAI COUNTY, IDAHO, SAID PROPERTY LYING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID NORTH 120.00 FEET OF BLOCK 5, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12, BEING A 2 INCH ALUMINUM CAP IN MON BOX BEARS SOUTH 67°09'53" WEST, A DISTANCE OF 1077.30 FEET, THENCE NORTH 89°11'10" WEST, ON SAID SOUTH LINE OF THE NORTH 120.00 FEET A DISTANCE OF 252.67 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS 5289", THENCE NORTH 0°44'45" EAST ON THE WEST LINE OF SAID BLOCK 5, A DISTANCE OF 115.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "HULL PLS 4997", SAID POINT BEING SOUTH 0°44'45" WEST A DISTANCE OF 5.00 FEET FROM A 3/4" IRON PIPE BEING THE NORTH WEST CORNER OF SAID BLOCK 5, THENCE SOUTH 89°11'10" EAST ON A LINE PARALLEL WITH AND 5.00 FEET MEASURED AT RIGHT ANGLE TO THE NORTH LINE OF SAID BLOCK 5, A DISTANCE OF 242.66 FEET, TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "HULL PLS 4997",

THENCE SOUTH 44°13'20" EAST A DISTANCE OF 14.15 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 5 AT A DISTANCE OF 15.00 FEET SOUTH MEASURED AT RIGHT ANGLE TO THE NORTH LINE OF SAID BLOCK 5, BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "HULL PLS 4997",

THENCE SOUTH 0°44'30" WEST A DISTANCE OF 105.00 FEET TO THE TRUE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED PARCEL CONTAINS 0.666 ACRES OR 29,006 SQUARE FEET, MORE OR LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, CONVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

BE BE FURTHER KNOWN THAT:

WATER SERVICE IS PROVIDED BY THE CITY OF COEUR D'ALENE.
SEWER SERVICE IS PROVIDED BY THE CITY OF COEUR D'ALENE.
IN WITNESS WHEREOF I AFFIX MY SIGNATURE

Thomas W. Fisher 12/4/20
Thomas W. Fisher Date

NOTARY PUBLIC CERTIFICATE

State of Idaho }
County of Kootenai } ss.

On this 4th day of December, 2020,

Personally appeared before me Thomas W. Fisher, known or identified to me to be the owner that executed the owners certificate above and acknowledged to me that he executed the same as his free and voluntary act and deed.

[Signature]
Notary Public for State of Idaho
Commission Expires 4-17-2023

SURVEYOR'S CERTIFICATE

I, Robert I. Hull, do hereby certify that I am a Registered Professional Land Surveyor, licensed by the State of Idaho and that this plat of Thanthitima Addition, as shown hereon, was prepared from an actual survey made on the ground under my supervision and accurately represents the points platted hereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Robert I. Hull
ROBERT I. HULL PLS 4997
11/25/20
DATE
PROFESSIONAL LAND SURVEYOR
REGISTERED
4997
STATE OF IDAHO
ROBERT I. HULL

THANTHITIMA ADDITION

REPLAT OF THE NORTH 120 FT. OF BLOCK 5, GRIDLEY ADD.
NW 1/4 OF SEC. 12, TWP. 50 N., R.4W., B.M.,
CITY OF COEUR D'ALENE
KOOTENAI COUNTY, IDAHO.

COUNTY RECORDER

I hereby certify that this Plat of Thanthitima Addition was filed for record in the office of the Recorder of Kootenai County, Idaho at the request of Thomas W Fisher this _____ day of _____, 20____, at _____ o'clock ____M., and duly recorded in Plat Book _____, at Pages ____ and ____ as Instrument Number _____.

Kootenai County Recorder

HEALTH DISTRICT APPROVAL

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326 of Idaho Code, By the issuance of a certificate if disapproval.

This Plat approved this 10 day of December, 2020.

[Signature]
Panhandle Health District I

CITY OF COEUR D'ALENE

This plat has been examined by the Coeur d'Alene City Council and is hereby approved for filing this _____ day of _____, 20____.

Clerk - City of Coeur d'Alene

CITY ENGINEER

I hereby certify this 14th day of December, 2020, that I have examined this subdivision plat and approve the same for filing.

[Signature] PE#10804
Engineer - City of Coeur d'Alene

COUNTY SURVEYOR

I hereby certify that on this _____ day of _____, 20____, I have examined this Plat Thanthitima Addition and approved the same for filing.



COUNTY TREASURER

I hereby certify that on this 8th day of December, 2020, the required taxes on the herein platted land have been paid through December 31, 2020.

[Signature]
Kootenai County Treasurer Chief Deputy

HULL SURVEYING 10570 NORTH MAPLE ST., HAYDEN IDAHO 83835 (208) 691-0978		
PROJECT NO.: fisher	DATE: 09/01/20	SCALE: N/A
DRAWING: fisher	CHECKED: RIH	DRAWN BY: RIH

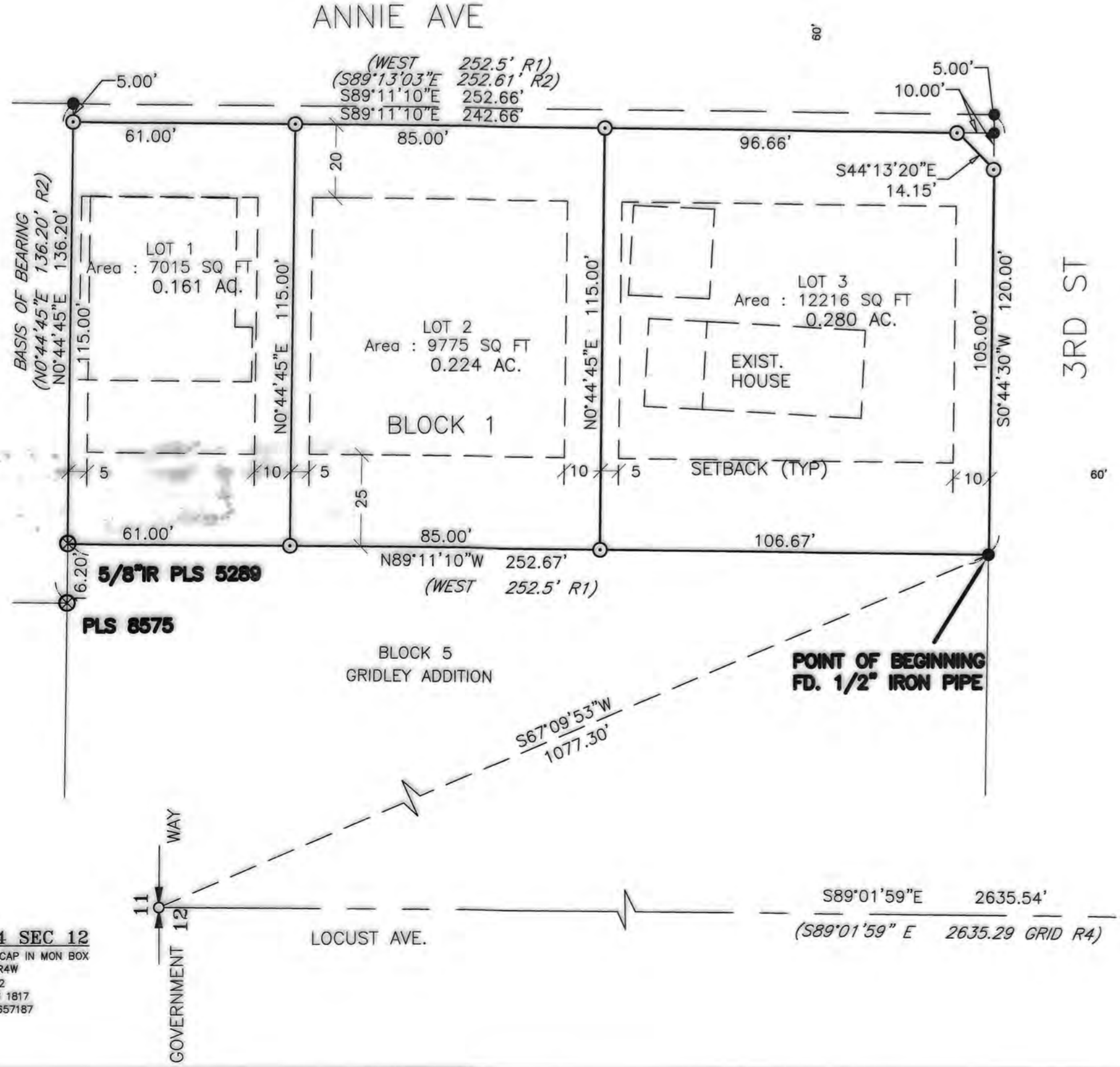
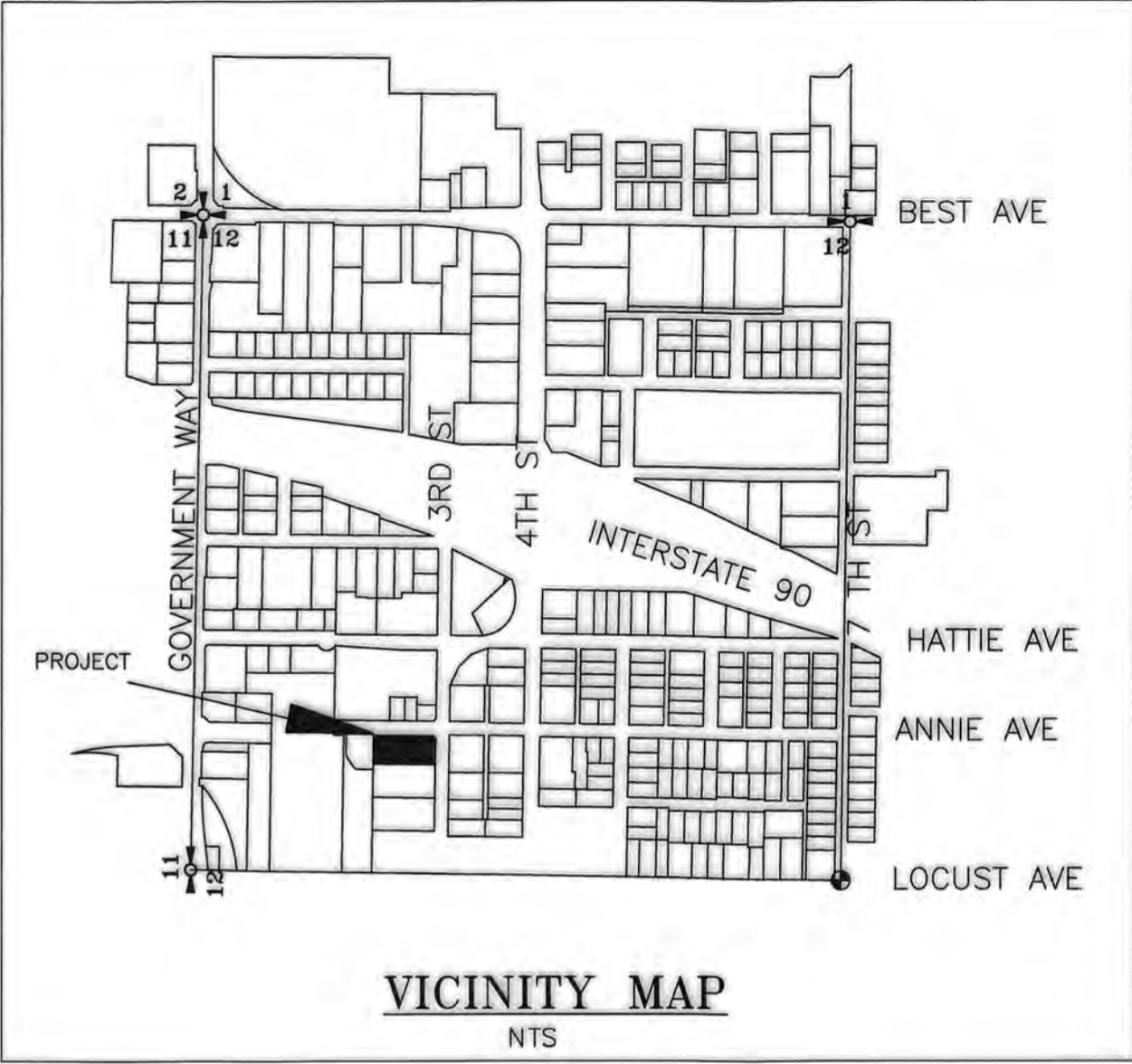
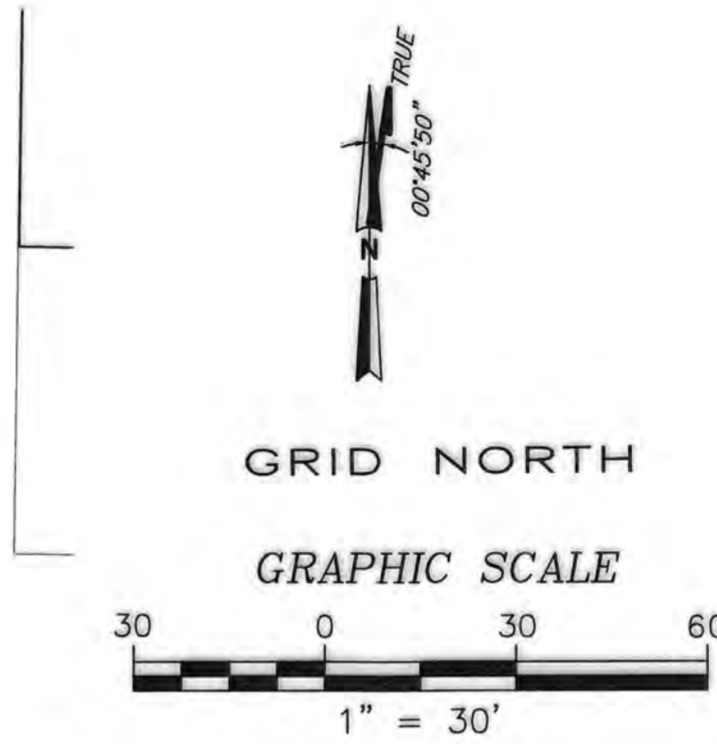
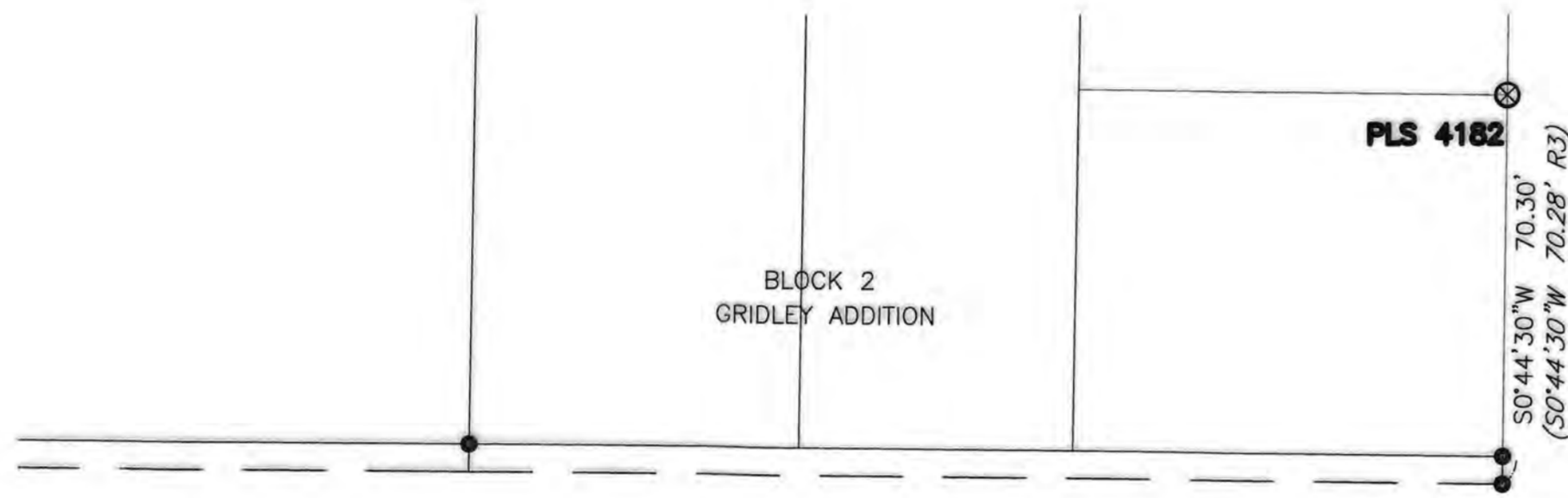
THANTHITIMA ADDITION

BOOK _____ PAGE _____
No. _____

RECORD DRAWINGS

NUMBER	TYPE	BOOK	PAGE	DATE	BY
(R1)	GRIDLEY ADDITION	BK. C	PG. 77A	1912	FITZE
(R2)	RECORD OF SURVEY	BK. 22	PG. 393	2004	JUB
(R3)	RECORD OF SURVEY	BK. 27	PG. 415	2013	SCHUMANN
(R4)	CITY OF CDA HORIZONTAL CONTROL DATUM	2004			

REPLAT OF THE NORTH 120 FT. OF BLOCK 5, GRIDLEY ADD.
NW 1/4 OF SEC. 12, TWP. 50 N., R.4W., B.M.,
CITY OF COEUR D'ALENE
KOOTENAI COUNTY, IDAHO.



SURVEY METHODS

GPS - TRIMBLE R8 W/GNSS USING RTK WITH 2 MEASUREMENTS AT EACH POSITION.
CONVENTIONAL-TRAVERSES AND RADIAL TIES USING A TOTAL STATION (3" INST).

BASIS OF BEARING

THE BASIS OF BEARING IS THE IDAHO WEST ZONE STATE PLANE NAD 83/2012 BASED ON THE WEST LINE OF BLOCK 5, GRIDLEY ADDITION BEING NORTH 0°44'45" EAST AS SHOWN ON (R1). THE DISTANCES ARE GROUND USING A CAF OF 1.000097.

SURVEY NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY KOOTENAI TITLE COMPANY DATED AUGUST 3, 2020, COMMITMENT NO. 411405.
2. I FIND THE NORTHWEST CORNER OF BLOCK 5 AS DESCRIBED IN RECORD OF SURVEY BOOK 22 PAGE 293 (R2) AND THE SOUTHEAST CORNER OF PARCEL "A" ON SAID SURVEY. I HOLD THESE FOR THE WEST LINE OF BLOCK 5. I ALSO FIND MONUMENTS ALONG THE WEST RIGHT OF WAY OF 3RD ST. AS SHOWN ON RECORD OF SURVEY BOOK 27 PAGE 415 (R3). THE 1/2" IRON PIPE WAS HELD FOR THE SOUTHEAST CORNER OF THE NORTH 120 FEET OF BLOCK 5. THE NORTHEAST CORNER OF BLOCK 5 HAS BEEN DESTROYED WITH THE NEW PEDESTRIAN RAMP SO I ACCEPT THE 1/2" REBAR WITH CAP MARKED PLS 4182 ON THE EAST LINE OF BLOCK 2 AS SHOWN ON (R3), AND HOLD RECORD DISTANCE. THE BEARING OF THE EAST LINE AGREES WITH BEARING SHOWN (R3).

LEGEND

- FD. 3/4" IRON PIPE OR AS NOTED
- ⊗ FD. 1/2" IRON ROD OR AS NOTED
- ⊙ FOUND CENTER SECTION CORNER AS NOTED
- ⊕ FOUND QUARTER CORNER AS NOTED
- ⊙ SET 5/8" x 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED PLS 4997
- CALCULATED POINT

ROBERT I. HULL PLS 4997
11/25/20
DATE
PROFESSIONAL LAND SURVEYOR
REGISTERED
4997
STATE OF IDAHO
ROBERT I. HULL

WEST 1/4 SEC 12
FOUND 2" ALUM CAP IN MON BOX
MARKED T 50N, R4W
S11/12
1985 PLS 1817
CP&F 1381191, 1657187

CENTER 1/4 SEC 12
FOUND 2" ALUM CAP
MARKED 01/4 SEC 12
1985
RLS 1817
CP&F 1043078, 2448514000

HULL SURVEYING			
10570 NORTH MAPLE ST., HAYDEN, IDAHO 83835 (208) 691-0978			
PROJECT #: FISHER	DATE: 9-01-20	SCALE: 1"=30'	PAGE 2 OF 2
DRAWING: FISHER	CHECKED: RIH	DRAWN BY: RIH	

**CITY COUNCIL
STAFF REPORT**

DATE: January 5, 2021

FROM: Kyle Marine, Assistant Director

SUBJECT: **Award of Bid for Atlas Well Pump Rehabilitation Project**

DECISION POINT: Staff requests that Council authorize bid award and a contract to Specialty Pump Service Inc as awarded low bidder for rehabilitation of the Atlas Well.

HISTORY: The Atlas well was originally drilled in July 1971 to 350' deep and went into operation in September 1972. It has a tested production capacity of nearly 5000 gpm. The production well is 20" in diameter and cased or screened to the bottom. The well was put into production and has consistently produced a rate of approximately 4000 gpm. The pump assembly consists of a 600 Hp motor, 14" diameter drop pipes (columns), 2 3/16" diameter shafts and a 14" diameter, 7 stage pump set at 268 feet.

FINANCIAL ANALYSIS: The Water Department has budgeted \$98,000 through the operations and maintenance budget and no additional engineering services are required for this project. One bid was received for the project, the lowest responsive base bid of \$88,100 received from Specialty Pump Service Inc. Options were included in the bid packet for potential replacement of the pump columns, stainless steel shafts; brass spider bearings in the event undue wear is detected. Exercising all options would bring the total bid to \$143,860. approximately 16.4% over budget. While staff anticipates there may be a need to replace at least some of the pump column based on previous history, it is not anticipated to have to replace everything. Therefore, staff is proposing approval for the base bid of \$88,100 and a contract not to exceed the budget amount of \$98,000.00 should additional replacements be required.

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

REQUESTED ACTION: City Council should approve award of the bid for the Atlas Well Pump Rehabilitation Project to Specialty Pump Service Inc. as the successful bidder for the sum of \$88,100 and a contract not to exceed the budget amount of \$98,000.00.

AGREEMENT

THIS CONTRACT is made and entered into this 5th day of January, 2021, between the **CITY OF COEUR D'ALENE**, Kootenai County, Idaho, a municipal corporation duly organized and existing under and by virtue of the laws of the state of Idaho, hereinafter referred to as "CITY", and **SPECIALTY PUMP SERVICE, INC.**, a corporation duly organized and existing under and by virtue of the laws of the state of Washington, with its principal place of business at 4712 S. Thor, Spokane, WA 99223, hereinafter referred to as the CONTRACTOR.

W I T N E S S E T H:

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

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

The CONTRACTOR shall employ appropriate means to prevent accidents and defend the CITY from all claims for injury to person or property resulting from the CONTRACTOR's actions or omissions in performance of this contract, and to that end shall maintain insurance of the type and in the amount specified in the Contract Documents, it being the intention that the minimum limits shall be those provided for under Chapter 9, Title 6, Section 24 of the Idaho Code. Certificates of insurance providing at least thirty (30) days written notice to the City prior to cancellation of the policy shall be filed in the office of the City Clerk.

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

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

The CITY shall pay to the CONTRACTOR for the work, services and materials herein provided to be done and furnished by it, the sum of Eighty-Eight Thousand One Hundred dollars and no/100's (\$88,100.00), as hereinafter provided. Partial payment shall be made on the third Tuesday of each calendar month on a duly certified estimate of the work completed in the previous calendar month less five percent

(5%). Final payment shall be made thirty (30) days after completion of all work and acceptance by the City Council, provided that the contractor has obtained from the Idaho State Tax Commission and submitted to the City a release of liability for taxes (Form 10-248-79).

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

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

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

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

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

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

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

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

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

CITY:

CITY OF COEUR D'ALENE
KOOTENAI COUNTY, IDAHO

CONTRACTOR:

SPECIALTY PUMP SERVICE, INC.

By: _____
Steve Widmyer, Mayor

By: _____

ATTEST:

ATTEST:

Renata McLeod, City Clerk

RESOLUTION NO. 20-001

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

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

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

NOW, THEREFORE,

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

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

DATED this 5th day of January, 2021.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER WOOD Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER GOOKIN Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER MCEVERS Voted

COUNCIL MEMBER ENGLISH Voted

_____ was absent. Motion _____.

OTHER BUSINESS

STAFF REPORT

DATE: January 5, 2021
FROM: Kyle Marine, Assistant Water Director
SUBJECT: Request to sole source and accept bid for a MARS Recert pump System.

DECISION POINT: Should Council declare that there is only one vendor reasonably available for a recirculation system for the new test bench and approve the sole source purchase of a MARS Recert pump System for a total of \$133,585?

HISTORY: The Water Department started the meter change out program (MCOP) in 2005 due to significant undocumented water loss. The Water Department's annual meter change out program will replace all 19,000 meters in the City over a 10-year cycle due to the estimated lifespan of an average meter. As a meter reaches 10 years of routine service, it can lose significant accuracy and reliability as well as battery life for the transmitter. On May 19, 2020, Council approved the Water Department purchase of the first phase of the meter test bench from MARS with an estimated pay off of less than 5 years for that portion of the bench. Now that the bench is up and running, we are requesting to move forward with a Recirculation system that would enhance the capabilities and efficiency of the test bench, resulting in increased productivity, more accurate meters, and increased recovery of revenue while utilizing the water in a recovery system helping with water conservation. Reuse of the test water in the system will result in additional savings in wastewater fees.

FINANCIAL ANALYSIS: As previously mentioned, we replace about 2000 meters that have reached their life expectancy each year. An average of about 1/3 of the meters that are due for replacement are being rebuilt and reused at a reduced cost. MARS is the sole proprietor of the software that is needed to guarantee the accuracy of meter testing with data that is accessible by our network. If other software is used, there is no guarantee that the meters will be tested accurately and the bench can no longer be certified by the state's Weights and Measures Laboratory. We have spoken to other programmers to see if they can build a compatible software and they are not confident that it will interface and they will not guarantee it to be functional. Other concerns are that it may crash the existing software and void our warranty.

PERFORMANCE ANALYSIS: Water Utilities are consistently challenged to improve operations, increase conservation efforts, and provide safe, clean drinking water to their constituents. By utilizing the MARS recirculation system, we can better meet those needs. The Recirculation system is in the budget for this year and was planned as phase 2 for the meter test bench due to it being a custom-built unit based on each utility's needs.

DECISION POINT/RECOMMENDATION: Council should declare that only one vendor is reasonably available for the recirculation system for the test bench and approve the purchase of a certified Recirculation Pump System from MARS Company.

Exhibit "1"

NOTICE OF SOLE SOURCE EXPENDITURE

NOTICE IS HEREBY GIVEN that the City of Coeur d'Alene, Idaho, has determined, pursuant to Idaho Code § 67-2808(2)(a)(ii), that the compatibility of equipment, components, accessories, computer software, replacement parts, or service is the paramount consideration in this purchase:

MARS Recirculation pump return system.

The only vendor reasonably available for this equipment is MARS Company. MARS is the sole proprietors of the software that is needed to guaranty the accurate of meter testing with data that is accessible by our network. The City, therefore, intends to purchase the above-listed software and pumping system from MARS Company. The compatibility of this LPR system is a "paramount consideration" for the efficient performance of the meter test bench.

The contract shall be awarded no fewer than fourteen (14) days following the date of publication of this Notice.

Dated this 5th day of January, 2021.

Renata McLeod, City Clerk

***Publish: _____, 2021.



Proposal for City of Coeur d'Alene, ID



Prepared on Nov 20, 2020

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Appendix VIII– MARS Calibration Certification (MCC) and Maintenance Service Agreement

PROPOSAL OVERVIEW

SUMMARY

Based on our discussions, we are providing the following recommendations for your review:

- Provide a MARS Recirculation System for existing MARS Test Bench Systems
 - 2,500 Gal. Polyethylene Supply Tank
 - Supply side pumps, return pumps, VFDs and VFD panels
 - All required piping and valves
 - Chlorination/Filtration System
- One (1) Year Warranty
- Turnkey Installation
- Train the Operators

MARS Company thanks you for providing this opportunity to be of service.

BUDGETARY PRICING: SUMMARY

City of Coeur d'Alene, ID Proposal

			2021		
			Model Number	Annual Fee	One-Time Fee ⁹
Equipment	MARS Recirculation System, includes:	1	32-25006-01		\$101,314
	<ul style="list-style-type: none"> ➢ 2,500 Gallon Polyethylene Supply Tank ➢ Supply side pumps, return pumps, VFDs and VFD Panels, all required piping and valves ➢ Chlorination / Filtration System 				
	Sub-Total				\$101,314
Installation & Training	Installation Assistance & Training with Certified MARS Personnel - Hardware	1	53-00001-11		\$20,435
	Sub-Total				\$20,435
Freight	Freight, Handling and Crating Fees	1	997080WH		\$11,836
	Sub-Total				\$11,836

Sub Grand Total	\$0	\$133,585
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Grand Total	\$133,585	
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New Equipment & Services	\$0	\$133,585
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Grand Total (Including Any Applicable Discounts)		\$133,585
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Notes:

- 1- MCC does not reflect Prevailing Wage labor rates except in CA, NY and TX
- 2- Annual equipment subscription fee credit of 50% up to \$15,000 per system available for credit towards future equipment purchase to be used within one year of credit issuance.
- 3- All Discounts are year to year and require customer to be actively engaged in respective discount category
- 4- All M3 Upgrade and MCC must be coordinated with MARS and pricing is valid for 30 days from the date of this proposal
- 5- MARS General Terms and Conditions apply to this proposal
- 6- Includes quantity of 1 separate MCC visit(s) per 12 month period
- 7- Tiered Pricing Maximum Limit = Tier II (<2.5k) meters in aggregate (sum of SM/MED benches) per 12 months
- 8- Tiered Pricing Maximum Limit = Tier II (<2.5k) meters in aggregate (sum of Large benches) per 12 months
- 9- One-Time Fee includes T&E, installation labor, and training
- 10- Includes ONLY First Year of the Annual Software License Fee; all current M3 Software Licenses need to be 1) active and 2) all outstanding balances need to be current, if applicable.

M3 Software Multi-Year Subscription Renewal Discount:	2% discount on std annual subscription renewal with 3 year contract; 3% discount when prepaid, 3% discount on std annual subscription renewal with 5 year contract; 5% discount when prepaid.
MCC Multi-Year Subscription Renewal Discount:	1% discount on std annual subscription renewal with 3 year contract; 2% discount when prepaid, 2% discount on std annual subscription renewal with 3 year contract; 3% discount when prepaid.

TERMS AND CONDITIONS SUMMARY

MARS Standard Terms and Conditions apply and are attached.

A summary of the Standard Terms and Conditions is as follows:

- Prices quoted are in US dollars (USD).
- The pricing does not include any bonding fees, taxes, duties or tariffs, if applicable.
- MARS Company provides a 1-Year Warranty for the new Equipment and services.
- Pricing does not include permits or other applicable fees. MARS Company is not responsible for permits.
- **The above pricing is valid for 30 days**
- Any changes to the Projected Scope of Work (SOW) will require an authorized Change Order mutually agreed upon in writing between the Customer and MARS.

In any conflict between the summary above and Standard MARS Standard Terms and Conditions, the MARS Standard Terms and Conditions will control.

The proposal-specific terms and conditions is as follows:

- Delivery Date is quoted as approximately 90 – 120 days after receipt of order (ARO).
- Payment terms – 50% on receipt of order; balance due upon delivery.

PROPOSAL ACCEPTANCE

This proposal is NOT intended to be a contract or commercial agreement between you and MARS Company. We would be pleased to provide you a proposed commercial contract based on your requirements and feedback in a separate document.

Please contact your account representative as they would be delighted to have the necessary documentation prepared for your consideration.

PROPOSED SYSTEM CONFIGURATION DESCRIPTION

MARS TEST BENCH SYSTEMS

The proposed system configuration will provide your organization the ability to “grade” your meters (both existing and new meters), test more meters at a time, reduce the test time, generate highly accurate results (repeatable within ¼ of 1%) and certify your employees by both training and assisting on the installation of the System. The result is increased productivity, more accurate meters, and, most importantly, **increased recovered revenue**.

Each Test Bench System is fully automated, allowing the operator to perform other functions while executing the meter testing. The Meter Testing System provides:

- Test Meters Faster - Gravimetric testing equipment operates 5 times faster than traditional volumetric meter testing equipment.
- Automated and Computerized – Accurate and unattended meter testing with data that is accessible by your network.
- NIST Traceable Scale Systems – Unsurpassed repeatable accuracy to within 1/10%. The test results speak directly to the Courts.

The Test Bench System, with the Gravimetric System, includes scales and is compliant with American Water Works Association (AWWA) standards and is traceable to NIST (National Institute of Standards and Technology) Handbook 44 specifications.

Many changes within the industry have occurred over the past few years, including:

- Technology requirements demanded by the User Community
- Meter Technology changes and enhancements provided by the meter manufacturers
- The C715 Ultrasonic and Electronic Register Meter Standard
- The demand for more data by the User Community, such as meter reading statistics and facts for trending and analytics
- Technology within the computer and manufacturing sectors
- Reliance on the data provided by Meter Operations

MARS Company has strategically developed products and solutions to maintain our leading position in the Water Meter Test Bench and Meter Testing industry. Product development includes hardware and

software enhancements as well as placement of core industry talent and expertise along with programs to ensure the accuracy and integrity of your meter testing investment.

Water utilities are consistently challenged to improve operations, increase conservation efforts, and provide safe, clean drinking water to their constituents in the most fiscally responsible manner. MARS Company genuinely understands the challenges faced by our customers and strives to provide new and innovative solutions to assist in meeting their needs.

MARS RECIRCULATION SYSTEM

Configured for operation of the existing MARS Test Bench Systems:

- Includes Pumps, Pump Skid, Piping, VFDs, VFD Panels, Chlorination / Filtration System
- Installation of:
 - 2,500 Gal. Polyethylene Supply Tank
 - Pump Skid
 - VFDs and VFD Panels
 - Chlorination / Filtration System
 - Additional Conduit and Piping to Interconnect the MARS Test Bench Systems

The Recirculation System includes a 2,500-gallon polyethylene tank with supply and return pumps, pump skid, VFD, all pipe work, valves and chlorination / filtration system. The key for the recirculation system is to ensure the proper flow is available for the testing of the meters from all test benches.

The Recirculation System recycles the test water used on the Test Bench, maintaining volume and pressure to test all the meters at the recommended AWWA Specifications, per Table 5-3 of the current AWWA M6 Manual. The benefits provided by the Recirculation System include:

- Compliance with local, state and/or Federal laws and regulations as it reduces the chemicals released into the environment;
- An immediate reduction in test water consumption;
- An immediate reduction in water pumped to waste after each test;
- Improved public perception as it sets an example for water conservation practices.

INSTALLATION

The On-Site Start-up with MARS Personnel includes MARS Recirculation System installation supervision, set up, and training at your facility. We will allow up to three (3) days of set-up with your assistance. This does not include any work on main electrical power supply/components, main water supply/components or any building modifications that may be necessary.

Your utility is to provide a 120V single-phase and 480V three-phase service for operation for the MARS Recirculation System.

Your utility's employees will receive training once system is installed.

RESOLUTION NO. 21-002

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE SOLE SOURCE PROCUREMENT OF A CERTIFIED RECIRCULATION PUMP SYSTEM FROM MARS COMPANY IN THE AMOUNT OF \$133,585.00, AND AUTHORIZING THE CITY CLERK TO PUBLISH THE NOTICE OF A SOLE SOURCE PROCUREMENT AS REQUIRED BY IDAHO CODE § 67-2808(2).

WHEREAS, Idaho Code § 67-2808(2) authorizes the City Council of the City of Coeur d'Alene to authorize sole source procurements where there is only one vendor or source for an item reasonably available;

WHEREAS, in May 2020, Council approved the Water Department purchase of the first phase of the meter test bench from MARS; a recirculation system is needed to enhance the capabilities and efficiency of the test bench, resulting in the increased productivity, more accurate meters, and increased recovery of revenue while utilizing the water in a recovery system helping with water conservation; the MARS recirculation system is compatible with the MARS test bench, and MARS is the sole proprietor of the software that is needed to guarantee the accuracy of meter testing with data that is accessible by our network; if another system or software is used, there is no guarantee that the meters are will be tested accurately and the bench can no longer be certified by the state's Weights and Measurements Laboratory;

WHEREAS, the Water Department Assistant Director of the City of Coeur d'Alene has recommended that the City of Coeur d'Alene approve the Sole Source procurement from the MARS Company, pursuant to terms and conditions set forth in the bid, a copy of which is attached hereto as Exhibit "1" and by reference made a part hereof; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to approve such sole source purchase;

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that MARS is the only vendor reasonably available for the purchase of a compatible recirculation system and associated software.

BE IT FURTHER RESOLVED that the City Clerk is authorized to publish notice of a sole source procurement as required by Idaho Code § 67-2808(2).

BE IT FURTHER RESOLVED that the City approves the Sole Source Purchase of a Certified Recirculation Pump System from the MARS Company in the amount of \$133,585.00, in accordance with the bid hereto as Exhibit "1" and incorporated herein by reference.

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

DATED this 5th day of January, 2021.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

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

_____ was absent. Motion _____.

**CITY COUNCIL
STAFF REPORT**

DATE: January 5, 2021
FROM: Troy Tymesen, City Administrator
SUBJECT: Parking Code Amendments

DECISION POINT: Should the City Council adopt by ordinance the proposed amendments to certain of the City’s parking regulations set out in the Municipal Code?

HISTORY: The parking regulations of the City are found in several places in the Municipal Code, including Chapters 10.20, 10.22, 10.24, and 10.27. Parking Commissioner Stephen Peterson took the time to review the Code, as well as State law and regulations, in detail and submitted recommendations to the City Administrator. The recommendations were intended to clarify the Code and make certain provisions more consistent. The City Administrator and Legal Department reviewed the recommendations and forwarded several of them to the Parking Commission. On December 8, 2020, the Parking Commission considered the proposed amendments and approved them. During that meeting, a motion was made by Commissioner Peterson to add four words and delete one word in the amended Municipal Code § 10.20.010(A)(5), but the motion failed for lack of a second. Staff believes that the motion did not garner a second because of poor audio during the Zoom meeting. The added/deleted words do not change the intent of the amendment, but may add clarity. Accordingly, staff believes that the four words should be added and the one word deleted, as shown in blue below.

FINANCIAL ANALYSIS: There will be no additional cost to the City.

PERFORMANCE ANALYSIS: The following changes are being recommended:

CURRENT CODE	PROPOSED MODIFICATION
10.20.010(A) - No person shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic, or at the direction of a police officer or traffic control device, in any of the following places: * * * (5) Within twenty feet (20') of a crosswalk at an intersection.	10.20.010(A)(5) - No person shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic, or at the direction of a police officer or traffic control device, in any of the following places: * * * (5) Within twenty feet (20') <u>thirty feet (30') in each direction from the point of intersection of the curb lines at an intersection, or within twenty feet (20') of any other location of a roadway distinctly indicated for pedestrian crossing by lines or other markings on the surface; and, if there are</u>

	<u>no intersecting curb lines on one side of the roadway at an intersection, within twenty feet (20') of the crosswalk at that intersection.</u>
10.20.060(C) - Motor vehicles shall not be parked within thirty feet (30') of the point of intersection of the curb lines or within fifteen feet (15') of any fire hydrant unless within a parking space designated pursuant to section 10.24.020 of this title, or within a marked fire lane.	Delete entirely Add new subsection to 10.20.010(A) – <u>(15) Within fifteen feet (15') of any fire hydrant, unless within a parking space designated pursuant to section 10.24.020 of this title, or within a marked fire lane.</u>
10.22.100(C) - Holidays shall be the following nationally recognized days: Veterans Day, Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Day, Martin Luther King Jr./Idaho Human Rights Day, Presidents' Day, Memorial Day, Independence Day, Labor Day and Columbus Day.	10.22.100(C) - Holidays shall be the following nationally recognized days: Veterans Day, Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Day, Martin Luther King Jr./Idaho Human Rights Day, Presidents' Day, Memorial Day, Independence Day, Labor Day and Columbus Day.
10.24.020(A) - No owner or operator of any vehicle shall on any day, except Sundays and holidays, between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M., allow or cause said vehicle to be continuously parked longer than fifteen (15) minutes in any parking space posted for fifteen (15) minute parking.	10.24.020(A) - No owner or operator of any vehicle shall <u>allow or cause that vehicle to be continuously parked longer than fifteen (15) minutes on any day between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M.,</u> except Sundays and holidays, between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M., allow or cause said vehicle to be continuously parked longer than fifteen (15) minutes in any parking space posted for fifteen (15) minute parking.

DECISION POINT/RECOMMENDATION: Council should adopt via ordinance the amendments to the City's parking regulations as indicated.



PARKING CODE AMENDMENTS

**Amending Sections 10.20.010(A),
10.22.100(C), and 10.24.020(A), and
Repealing Section 10.20.060(C).**

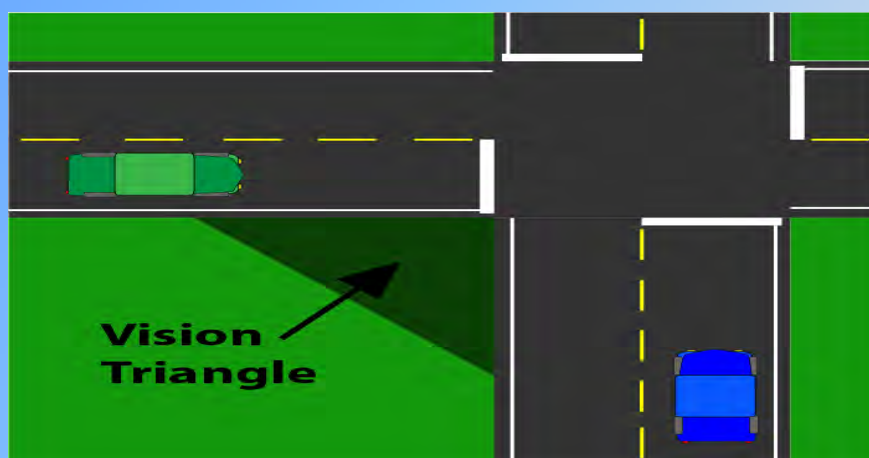


PROPOSED MODIFICATION

10.20.010(A)(5) - No person shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic, or at the direction of a police officer or traffic control device, in any of the following places: *** (5) Within twenty thirty feet (230') in each direction from the point of a crosswalk at an intersection of the curb lines at an intersection, or within twenty feet (20') of any other location of a highway distinctly indicated for pedestrian crossing by lines or other markings on the surface; and, if there are no intersecting curb lines on one side of the roadway at an intersection, within twenty feet (20') of the crosswalk at that intersection.

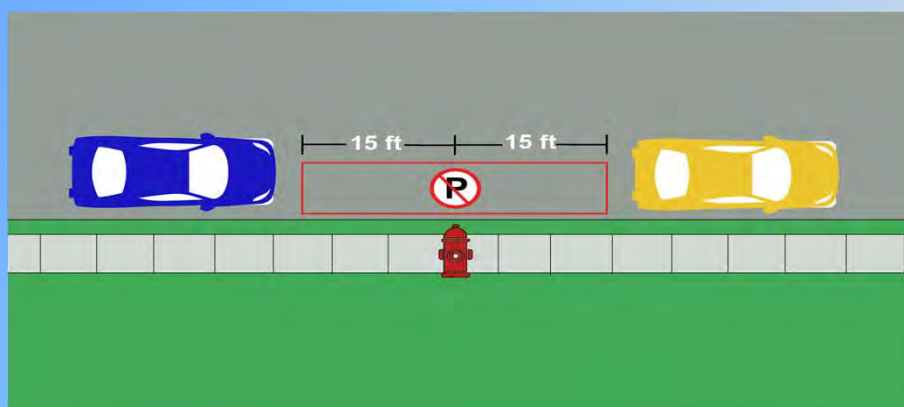


POINT OF INTERSECTION



NEW SUBSECTION 10.20.010(A)(15)

10.20.010(A) – (15) Within fifteen (15') feet of any fire hydrant unless within a parking space designated pursuant to section 10.24.020 of this title, or within a marked fire lane.



SECTION 10.22.100 (C)

10.22.100(C) – Holidays shall be the following nationally recognized days; Veterans Day, Thanksgiving Day, ~~Christmas Eve~~, Christmas Day, New Year's Day, Martin Luther King Jr./Idaho Human Rights Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, and Columbus Day.



SECTION 10.24.020(A)

10.24.020(A) – No owner or operator of any vehicle shall allow or cause a vehicle to be continuously parked longer than fifteen (15) minutes on any day between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M., except Sundays and holidays, ~~between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M., allow or cause said vehicle to be continuously parked longer than fifteen (15) minutes~~ in any parking space posted for fifteen (15) minute parking.



ORDINANCE NO. _____
COUNCIL BILL NO. 21-1000

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF SECTIONS 10.20.010(A), 10.22.100(C), AND 10.24.020(A) OF THE COEUR D'ALENE MUNICIPAL CODE; PROVIDING FOR THE REPEAL OF SECTION 10.20.060(C) OF THE COEUR D'ALENE MUNICIPAL CODE; 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.

WHEREAS, it is deemed by the Mayor and City Council to be in the best interests of the City of Coeur d'Alene that said amendment be adopted;

NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Coeur d'Alene:

SECTION 1. *That section 10.20.010(A) of the Coeur d'Alene Municipal Code be amended as follows:*

- A. No person shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic, or at the direction of a police officer or traffic control device, in any of the following places:
1. On a sidewalk;
 2. In front of a public or private driveway;
 3. Within an intersection;
 4. On a crosswalk;
 5. Within ~~twenty thirty~~ feet (230') in each direction from the point of a crosswalk at an intersection of the curb lines at an intersection, or within twenty feet (20') of any other location of a roadway distinctly indicated for pedestrian crossing by lines or other markings on the surface; and, if there are no intersecting curb lines on one side of the roadway at an intersection, within twenty feet (20') of the crosswalk at that intersection.
 6. Between a safety zone and the adjacent curb or within thirty feet (30') of points on the curb immediately opposite the ends of a safety zone, unless the traffic authority indicates a different length by signs or markings;

7. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic;
8. On a roadway side of any vehicle stopped or parked at the edge or curb of a street;
9. Upon any bridge or other elevated structure upon a highway or within a highway tunnel;
10. In an alley so as to hinder or block traffic;
11. In front of a mailbox in a manner that would prevent the distribution of mail by the United States postal service. Postal carriers must be able to drive into and out of the delivery area without backing up;
12. In a parking space designated for handicapped parking except for a vehicle that is momentarily in the space for the purpose of allowing a handicapped person to enter or leave the vehicle, unless the vehicle is displaying a special license of the handicapped, or official handicapped card issued by the state, or an official temporary handicapped card issued by the state or another state;
13. Upon any officially marked bicycle lane, bicycle path, footpath or other separate right of way specifically set aside for use by pedestrians or nonmotorized vehicles except at an intersection or when entering or leaving a roadway at a driveway, private road or alley. This section shall not apply to authorized emergency vehicles meeting the conditions specified in title 49 of the Idaho Code, or authorized maintenance and construction vehicles while actually engaged in work upon a roadway or nonmotorized right of way; or
14. At any place where traffic control devices regulating stopping, standing, or parking are placed at the direction of the city council by duly passed resolution, to regulate the flow of traffic or to ensure the safety of motorists or pedestrians.
15. Within fifteen (15') feet of any fire hydrant unless within a parking space designated pursuant to section 10.24.020 of this title, or within a marked fire lane.

SECTION 2. *That section 10.22.100(C) of the Coeur d'Alene Municipal Code be amended as follows:*

- C. Holidays shall be the following nationally recognized days: Veterans Day, Thanksgiving Day, ~~Christmas Eve~~, Christmas Day, New Year's Day, Martin Luther King Jr./Idaho Human Rights Day, Presidents' Day, Memorial Day, Independence Day, Labor Day and Columbus Day.

SECTION 3. *That section 10.24.020(A) of the Coeur d'Alene Municipal Code be amended as follows:*

- A. No owner or operator of any vehicle shall allow or cause a vehicle to be continuously parked longer than fifteen (15) minutes on any day between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M., except Sundays and holidays, ~~between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M., allow or cause said vehicle to be continuously parked longer than fifteen (15) minutes~~ in any parking space posted for fifteen (15) minute parking.

SECTION 4. *That section 10.20.060(C) of the Coeur d'Alene Municipal Code be repealed and that section 10.20.060(D) be redesignated 10.20.060(C).*

SECTION 5. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein.

SECTION 7. After its passage and adoption, a summary of this Ordinance, pursuant to the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication this Ordinance shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on January 5, 2021.

APPROVED, ADOPTED and SIGNED this 5th day of January, 2021.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. _____
Amending Sections 10.20.010(A), 10.22.100(C), AND 10.24.020(A) of the City Code,
And Repealing Section 10.20.060(C) of the City Code

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF SECTIONS 10.20.010(A), 10.22.100(C), AND 10.24.020(A) OF THE COEUR D'ALENE MUNICIPAL CODE; PROVIDING FOR THE REPEAL OF SECTION 10.20.060(C) OF THE COEUR D'ALENE MUNICIPAL CODE; 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. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am a Chief Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. _____, Amending Sections 10.20.010(A), 10.22.100(C), AND 10.24.020(A) of the City Code, and Repealing Section 10.20.060(C); and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this 5th day of January, 2021.

Randall R. Adams, Chief Deputy City Attorney

CITY COUNCIL STAFF REPORT

Date: January 5, 2021
From: Troy Tymesen, City Administrator
SUBJECT: Atlas Triangle Parcel (*Council Action Required*)

DECISION POINTS: 1. Should Council approve the land transfer and direct staff to draft a land transfer agreement for the entire triangle parcel to ignite cda for development and disposition, and authorize the Mayor and City Clerk to execute said agreement? and 2. Should Council condition the transfer on ignite cda including the triangle parcel in ignite's forthcoming Atlas Waterfront PUD Amendment #2?

HISTORY: The City purchased the former Atlas Mill site, also known as the Bad Axe property, with the intent to reserve the waterfront area as public open space and develop the upland area for residential, commercial, and mixed uses through a partnership with ignite cda. The City then transferred the site to ignite cda because, by statute, ignite cda can more efficiently and effectively develop and dispose of the property.

The City later acquired the triangle parcel through a land exchange with River's Edge Development. With the River's Edge project approval, the City agreed that the special use permit for R-34 density on the parcel would expire. In addition, the City indicated to the Planning Commission that its intent, if the land exchange took place, was for the triangle parcel to be incorporated into the Atlas Waterfront project.

Welch Comer and ignite cda made a presentation to Council on December 1, 2020, outlining a variety of development options for the triangle parcel for Council's consideration. One of the options was for the City to take the lead on development of the triangle parcel. Council requested that ignite cda provide additional information on the development options prior to Council approving the transfer of the triangle parcel to ignite cda.

After further evaluation following the December 1st presentation, it became apparent that the financial benefit to the City by taking the lead in development and disposition of the triangle parcel was overstated as there would be the same or additional land preparation expenses, including grading, infrastructure, and platting, as well as staff time to manage the sale of the platted properties. Additionally, selling land through the surplus process would likely result in lower prices than through the proposed ignite cda disposition and sale process.

FINANCIAL ANALYSIS: The two viable options available were evaluated in terms of land sale revenue and tax increment. Option 1 is for the parcel to be developed as entirely single-family residential. Option 2 is for the parcel to be developed as a mix of single-family residential and townhouses. Option 1 is projected to generate an additional \$228,000 in land sales initially, but would generate \$453,000 less in tax increment value, resulting in \$225,000 less revenue over 20 years. Option 2, on the other hand, would net a higher tax increment and overall value than Option 1.

Ignite cda's analysis (attached) indicates the triangle parcel will generate an additional \$2,520,000 in net land sale revenue. Additionally, the triangle "tip" will allow ignite cda to reconfigure the Atlas Waterfront Development layout, increasing saleable land area and density, which is anticipated to generate an additional \$1,145,000.

Ignite cda has agreed to include the triangle parcel in its Atlas Waterfront PUD Amendment #2 at no cost to the City.

PERFORMANCE ANALYSIS: The City transferred the original "Bad Axe" property to ignite cda because Idaho law provides urban renewal agencies more flexibility than a city with respect to land development and disposition. The same principle applies to the triangle parcel. Ignite cda is better equipped to develop and dispose of the triangle parcel.

Ignite cda is submitting its PUD #2 Amendment to the City in January 2021. The purpose of the amendment is to revise its current development standards in order to improve land sales without negatively impacting the development. Therefore, the timing is ideal to transfer the triangle parcel so that it can be included in the PUD #2 Amendment for the Atlas Waterfront project. Including the triangle parcel in the Atlas Waterfront PUD would be beneficial in several ways. It would allow the parcel to be developed without being subject to the restrictions of the Hillside Ordinance. If the parcel were to remain under the Hillside Ordinance, some of the lots may need to be increased in size to allow for development which would result in fewer lots and less revenue. Adding the property to the PUD would also allow the parcels to be smaller than standard lots, have reduced setbacks, and different heights than standard zoning. Incorporating the triangle parcel into the PUD would also protect the investment of the developers and builders in Phase 1 of Atlas Waterfront as well as all future phases of the Atlas Waterfront project because the character and quality of the project would be ensured. Developing the triangle parcel outside the PUD process and separate from the Atlas Waterfront project could have unintended negative consequences related to reduced developer confidence in the project that may also impact tax increment.

DECISION POINTS/RECOMMENDATIONS: 1. Council should approve the land transfer and direct staff to prepare a land transfer agreement for the triangle parcel to ignite cda for development and disposition, and authorize the Mayor and City Clerk to execute said agreement; and 2. Council should condition the transfer on ignite including the triangle parcel in ignite cda's Atlas Waterfront PUD Amendment #2.

Atlas Waterfront Triangle Parcel Review

January 5, 2021

Objective and Agenda

Objective

Provide City Council additional information so they can evaluate the triangle parcel transfer to ignite cda for development and disposition.

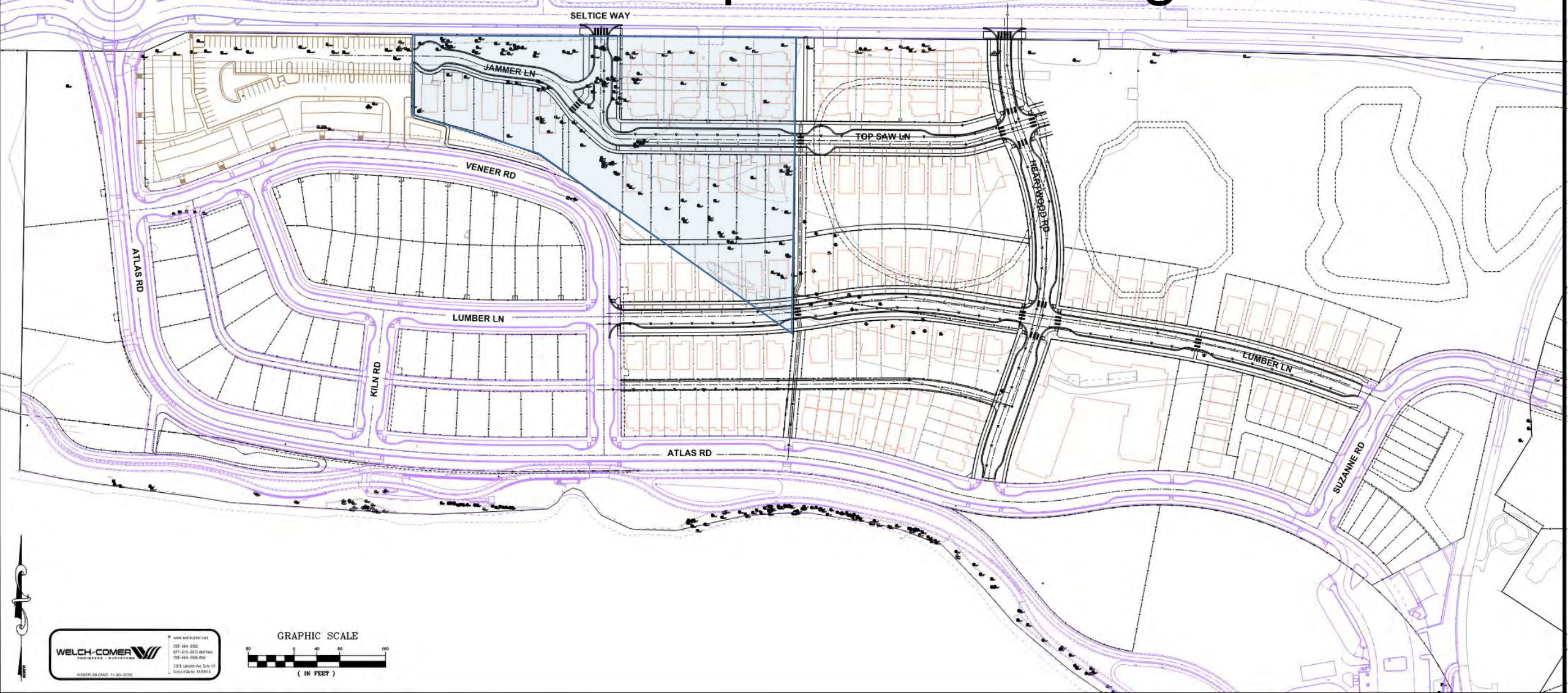
Agenda:

1. Review two triangle parcel development options
2. Questions we are attempting to answer
3. Financial analysis
4. Mt. Hink options
5. Triangle Parcel PUD needs

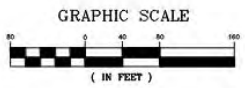
The Questions

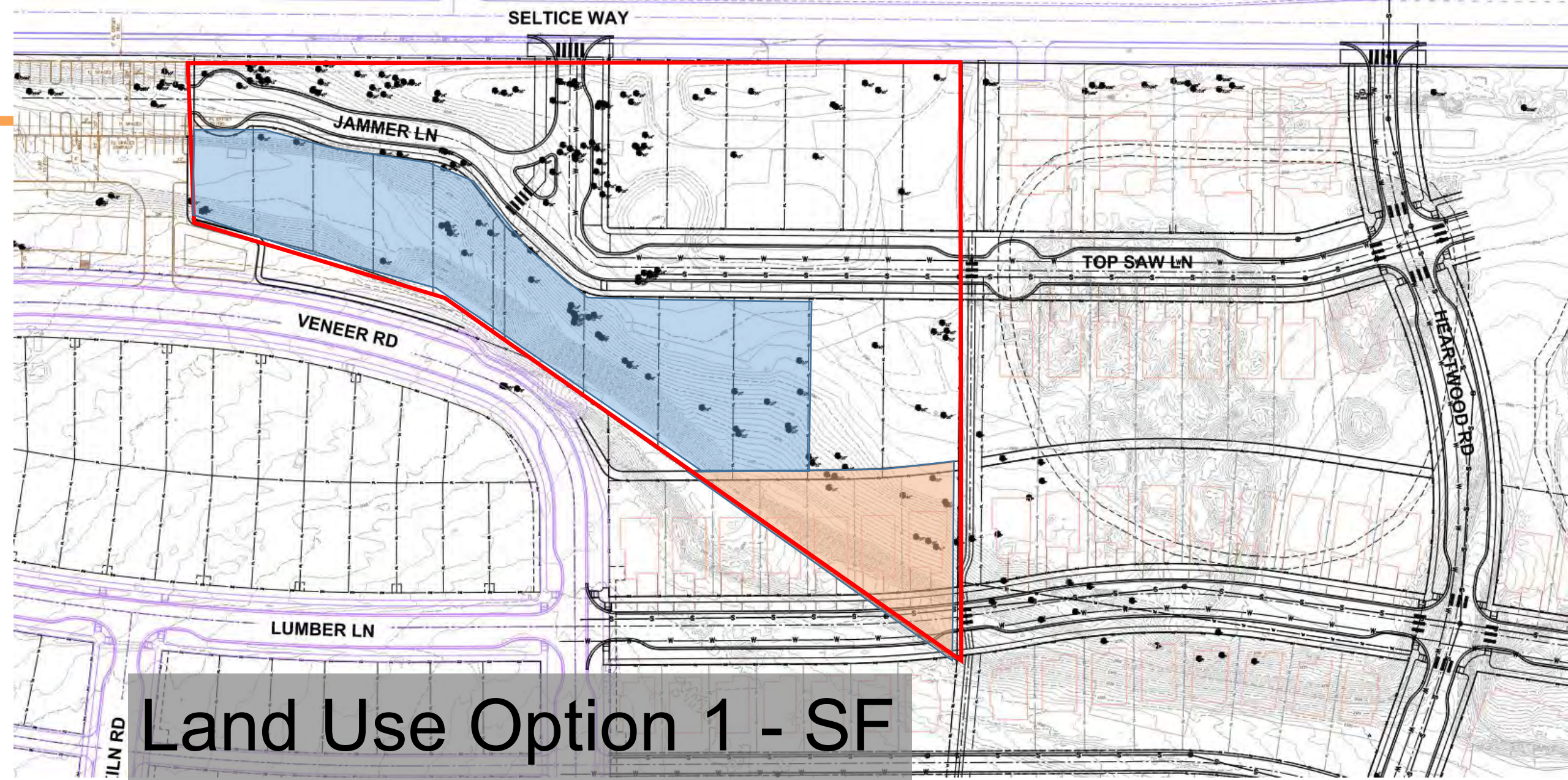
1. Which triangle parcel development option:
 - generates the highest land sale value?
 - generates the highest tax increment value?
2. How does the triangle tip add additional value to ignite cda land?
3. How did the cash flow model originally presented to City Council change with the addition of the triangle parcel?
4. What will the Mt. Hink area look like when ignite cda is done?

Atlas Waterfront Masterplan with Triangle Parcel

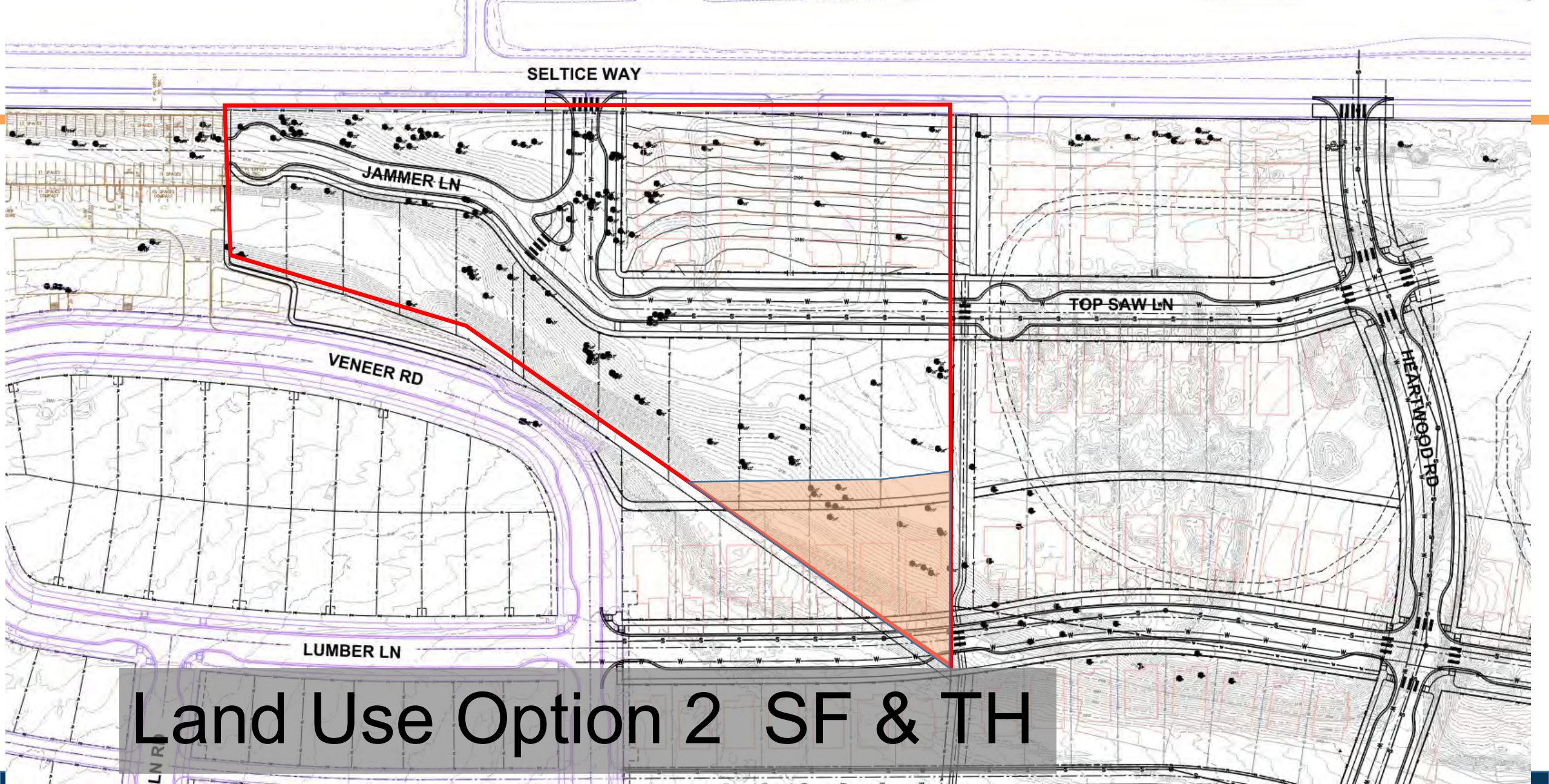


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Land Use Option 1 - SF



Land Use Option 2 SF & TH

1. Which triangle parcel development option: A. generates the highest land sale value?
 B. generates the highest tax increment value?

Option 1 All Single Family

Area	LSF	Use	Units	Building Value (2020\$)	RLV Total (2018\$) LSF	20 Year Tax Increment Value
16	46,300	Luxury SF	6	\$5,009,400	\$1,470,000	\$1,177,000
17	32,000	Luxury SF	5	\$4,174,500	\$960,000	\$927,000
18	44,500	Single Family	6	\$4,140,000	\$890,000	\$887,000
				TOTALS	\$3,320,000	\$2,991,000

Option 2 Single Family and Townhome Mix

Area	LSF	Use	Units	Building Value (2020\$)	RLV Total (2018\$) LSF	20 Year Tax Increment Value
16	46,300	Luxury SF	6	\$5,009,400	\$1,470,000	\$1,177,000
17	32,000	Luxury SF	5	\$4,174,500	\$960,000	\$927,000
18	44,500	Townhome	16	\$7,632,000	\$662,000	\$1,340,000
				TOTALS	\$3,092,000	\$3,444,000
Option 1 Generates:					\$228,000	(\$453,000)
					More in Land Sale Value	Less in Tax Increment Value
Option 1 Generates \$225,000 less revenue over 20 years.						

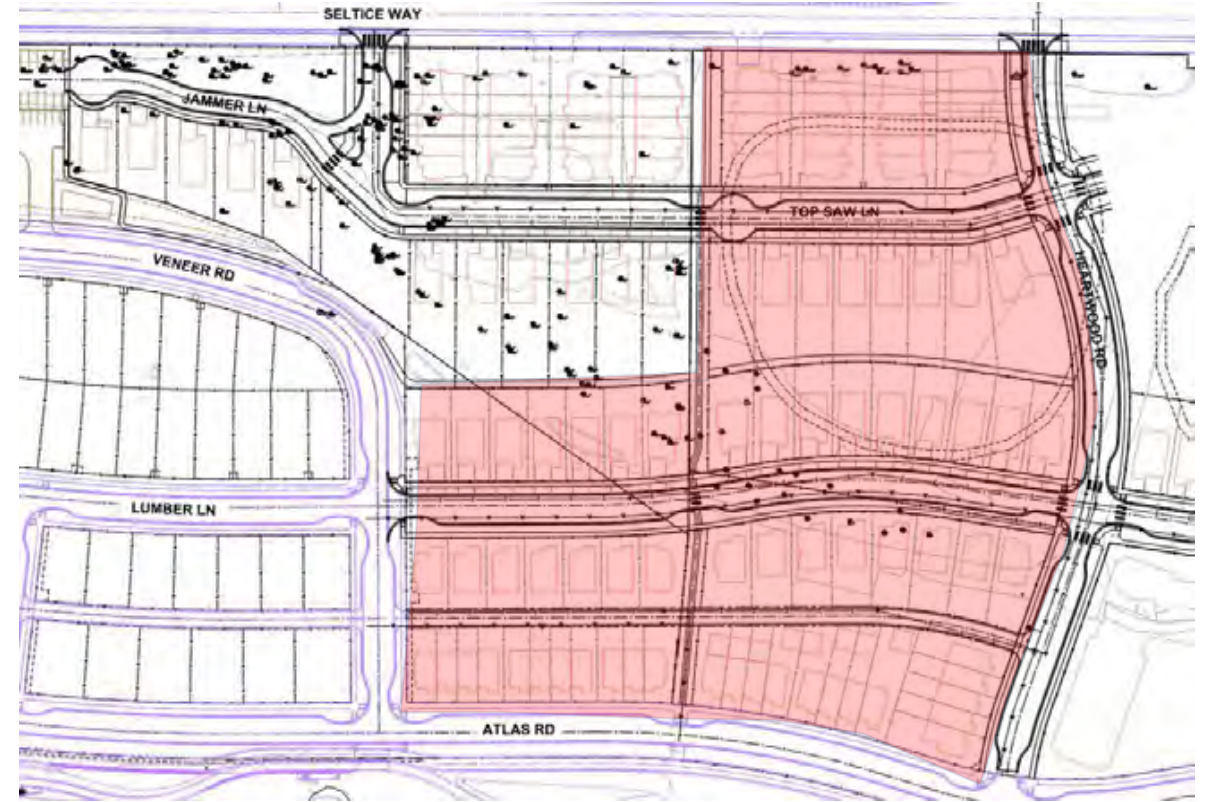
2. How does the triangle tip add additional value to ignite cda land?

Before



- 39 Townhome Lots
- 24 Single Family Home Lots
- 1 Retail/Commercial Lot

After



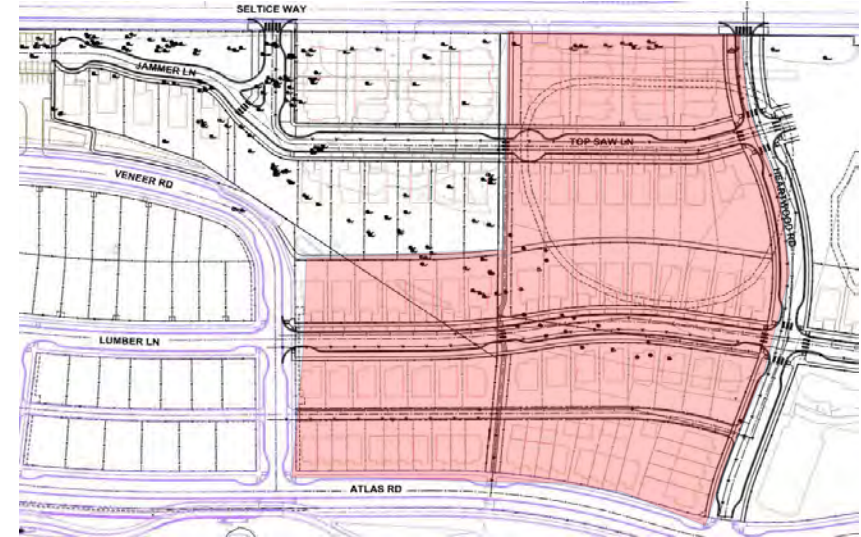
- 30 Townhome Lots
- 39 Single Family Home Lots

2. How does the triangle tip add additional value to ignite cda land?

Before



After



Product Type	Lot Count		Land Value		Change
	Before	After	Before	After	
Townhomes	39	30	\$2,340,000	\$1,800,000	(\$540,000)
Office/Retail	1	0	\$190,000		(\$190,000)
Single Family	24	39	\$3,000,000	\$4,875,000	\$1,875,000
		Total	\$5,530,000	\$6,675,000	\$1,145,000

3. How did the cash flow model change with the addition of the triangle parcel?

Atlas Mill Land Development	
Estimated Infrastructure Expense and Land Sale Revenue	
May 2020 Cash Flow Projection	
SOURCES (\$)	TOTAL
Land Sales	
Land Sales Total	\$ 22,511,972
Ignite CDA Funds	
Ignite CDA Total	\$ 4,567,000
Total Sources	
Cumulative Sources	\$ 27,078,972
USES (\$)	TOTAL
Land Development	
Phase 1 Infrastructure (for "wholesale" blocks. See note 1)	\$ (4,310,000)
Phase 2 Infrastructure (Atlas) Cost to create retail lots (see note 2) =	\$ (2,570,000)
Phase 3 Earthwork with Partial Processing Onsite Material (Atlas)	\$ (1,310,000)
Phase 3 Infrastructure (Atlas) Cost to create retail lots (see note 2) =	\$ (1,570,000)
Phase 4 Earthwork with Partial Processing Onsite Material (Atlas)	\$ (1,750,000)
Phase 4 Infrastructure (Atlas) Cost to create retail lots (see note 2) =	\$ (1,020,000)
ignite development cost reimbursement for River and Atlas District Funds	\$ (4,567,000)
Total Uses	
Cumulative Uses	\$ (17,097,000)
NET PROCEEDS (\$)	TOTAL
Cumulative Proceeds, End of Year	\$ 9,981,972

Atlas Mill Land Development		
Estimated Infrastructure Expense and Estimated Land Sale Revenue		
December 2020 Cash Flow Projection		
SOURCES (\$)	TOTAL	Change
Land Sales		
Phase 2 Triangle (Atlas)	\$ 3,320,000	
Land Sales Total	\$ 27,048,268	
Ignite CDA Funds		
Ignite CDA Total	\$ 1,313,889	
Annual Total Sources		
Cumulative Sources	\$ 28,362,157	1,283,185
USES (\$)	TOTAL	Change
Land Development		
Master Plan, Entitlements and Permitting	\$ (819,698)	
Phase 1 Infrastructure	\$ (3,936,675)	
Phase 2 Infrastructure (Atlas District)	\$ (2,220,000)	
Phase 2 Triangle Parcel Infrastructure (Atlas District)	\$ (800,000)	
Pit 1 and 2 Remediation	\$ (2,770,000)	
Phase 3 and 4 Infrastructure	\$ (1,890,000)	
ignite River and Atlas District Funds (including River to Atlas Loan Repayment)	\$ (1,313,889)	
Total Uses		
Cumulative Uses	\$ (13,750,263)	(3,346,737)
NET PROCEEDS (\$)	TOTAL	Change
Cumulative Proceeds, End of Year	\$ 14,611,894	4,629,922

3. How did the cash flow model change with the addition of the triangle parcel?

Atlas Mill Land Development

Estimated Infrastructure Expense and Land Sale Revenue

May 2020 Cash Flow Projection

NET PROCEEDS (\$)	2020	2021	2022	2023	2024	2025	2026
Cumulative Proceeds, End of Year	0	2,488,914	3,686,167	5,310,878	8,873,281	9,981,972	9,981,972

Atlas Mill Land Development

Estimated Infrastructure Expense and Estimated Land Sale Revenue

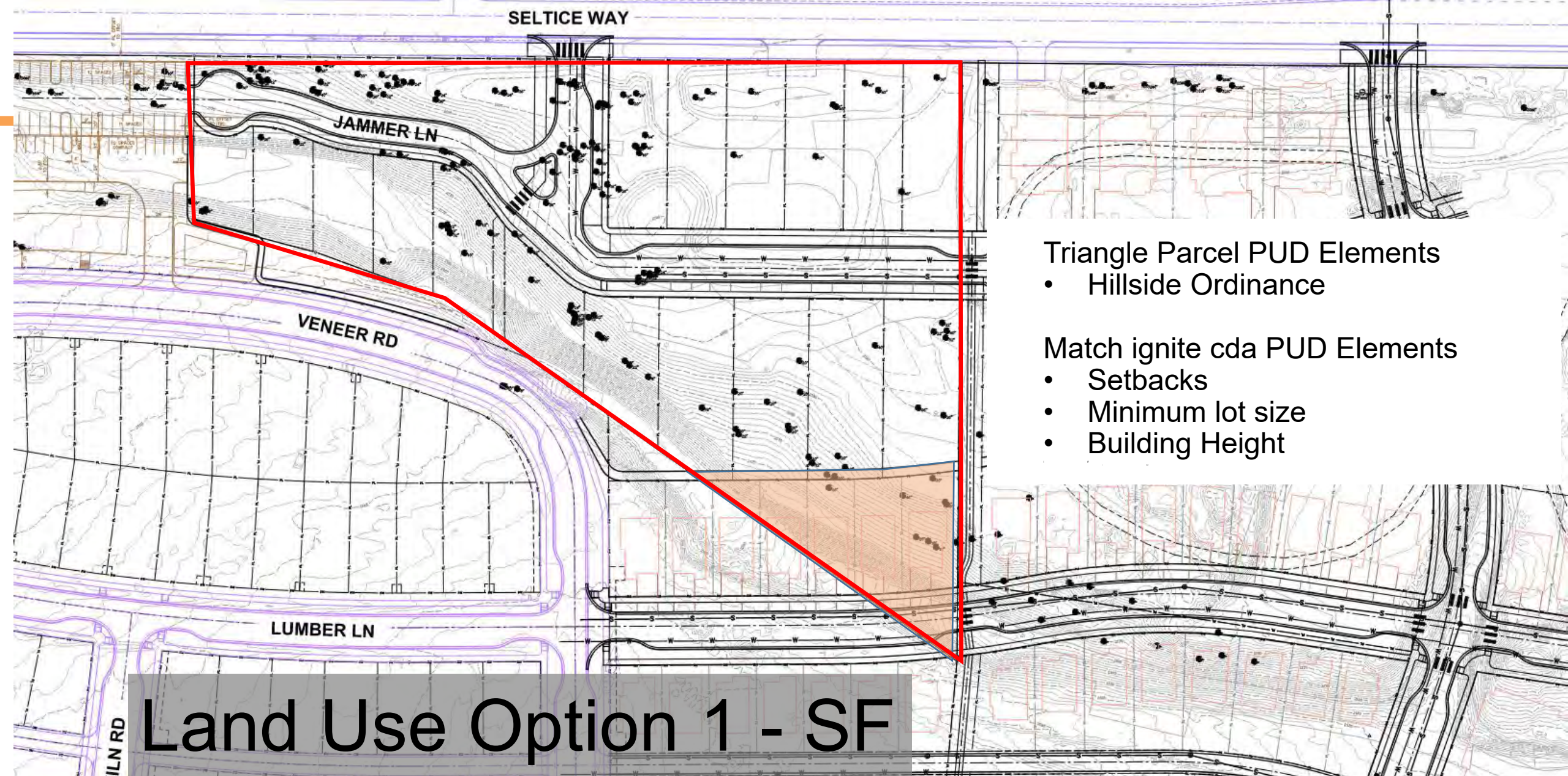
December 2020 Cash Flow Projection

NET PROCEEDS (\$)	2020	2021	2022	2023	2024	2025	2026
Cumulative Proceeds, End of Year	0	786,040	6,550,035	11,595,967	14,611,894	14,611,894	14,611,894

4. What will the Mt. Hink area look like when ignite cda is done?

Reduced in size by processing the materials into useable aggregates and topsoil that can be sold.





Triangle Parcel PUD Elements

- Hillside Ordinance

Match ignite cda PUD Elements

- Setbacks
- Minimum lot size
- Building Height

Land Use Option 1 - SF

Thank You

RESOLUTION NO. 21-003

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE TRANSFER OF A 3.8 ACRE PARCEL OF PROPERTY, WHICH IS A TRIANGULAR-SHAPED PARCEL FRONTING SELTICE WAY AND ADJACENT TO THE ATLAS MILL WATERFRONT PROPERTY, OWNED BY THE CITY, TO IGNITE CDA FOR INCLUSION IN THE ATLAS WATERFRONT DEVELOPMENT.

WHEREAS, the City Administrator of the City of Coeur d'Alene has recommended that the City of Coeur d'Alene transfer a 3.8 acre parcel of property fronting Seltice Way and adjacent to the Atlas Mill Waterfront Property, to ignite cda for inclusion in the Atlas Waterfront Development; 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 transfer a 3.8 parcel of property, which is a triangular-shaped parcel fronting Seltice Way and adjacent to the Atlas Mill Waterfront Property, to ignite cda for inclusion in the Atlas Waterfront Development.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk be and they are hereby authorized to execute such agreements and deeds on behalf of the City as may be necessary to effectuate the transfer.

DATED this 5th day of January, 2021.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER GOOKIN Voted

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER MCEVERS Voted

COUNCIL MEMBER WOOD Voted

_____ was absent. Motion _____.